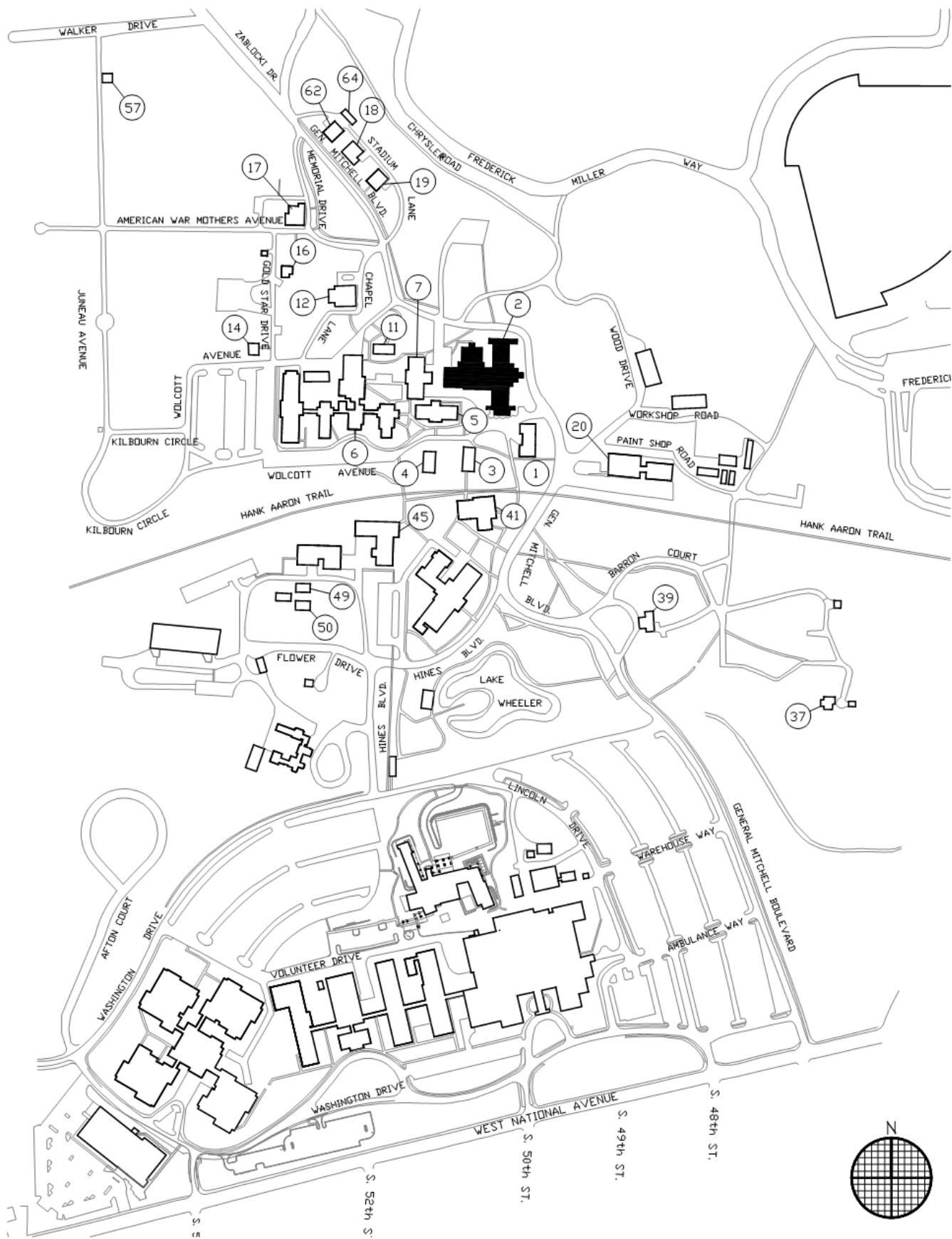


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Building Abstract

Main Building

Building 2

Structure Number: 2
Original Use: Domiciliary / Dining / Administration
Present Use: Canteen / Research (partial occupancy only)
Construction Date: 1869
Architect: Edward Townsend Mix
Number of Levels: Six
Total Area: 133,730 square feet
Plan Shape: Large "T" with a wing off of the west stem
Basic Construction: Masonry bearing exterior walls, wood floor joists
Uses per Floor: Basement
Cafeteria / Canteen, Vending Machine Room, 3 Stairs, 2 Elevators, Toilets, several small Offices and Mechanical Room

First Floor

19 Bedroom Wards, 3 Stairs, 2 Elevators, Toilet Rooms, Dining Hall, Kitchen, Corridor

Second Floor

27 Bedroom Wards, Day Room (at former open well), Toilets, Elevators, Stairs

Third Floor

18 Bedroom Wards, Elevators, Toilets, Stairs

Fourth Floor

11 Bedroom Wards, Elevators, Toilets, 1 Stairway

Fifth Floor

6 Bedroom Wards, Elevators, Toilets, 1 Stairway

Sixth Floor

Office Area, Elevator, 1 Stairway



Architect Edward Townsend Mix designed this Victorian Gothic style building, which occupies the most prominent place on the site. Located on a high point in the ground elevation, it can be seen from all points in the complex and from the expressway. The location and design was intended to provide major visual impact at the Home. Building 2 is a “T” shaped building. The top of the “T” forms the main façade, which is oriented to the east. There is one tower centered on the east facade and four lower towers at the corners of the top of the “T”. The base of the “T” has a wing that was added at an unknown date on the north side. The building varies in height from three stories with basement in the straighter middle sections to four stories with basement at the north and south end towers and central core section. The entrance tower on the east side is six stories high.

The building has a cut stone foundation wall of coursed ashlar pattern with flush mortar joints. The only exception to this is the newer north wing, which does not have a stone foundation. The exterior bearing walls are cream colored brick masonry. The floor joists and other interior framing are wood construction. Wall ornamentation includes rectangular recessed brick panels, decorative brick and stone belt courses, and corbelling at the tower eaves. The second story on the south side of the base of the “T” has paired, engaged brick pilasters without bases or capitals. The south side of the top of the “T” of this building shows evidence of a removed porch three stories high. This porch can be seen in early photographs. Large arched brick openings, which perhaps enclosed pairs of double doors, have been infilled with cream brick on the south side. Double hung windows are set within these openings and are much smaller than the former openings. Many belt courses serve as continuous window sills. Windows are typically one-over-one sash, although they vary in width and height between floors and sections. With the exception of the four-story tower windows, they all have either a brick segmental arch or a Gothic incorporated in or around the transom or tracery. Engaged brick pilasters flank each of the windows. Sashes are painted a tomato red color. The four-story towers have sets of windows with segmental brick arches. The base of the “T” has four-over-four sash windows, while the newer, north wing off the base of the “T” has modern aluminum windows in sets of two.

The building has a tri-color slate shingle, mansard roof; the towers retain their original iron cresting. The shingles repeat from a zigzag fish scale pattern to a simple rectangular lap pattern. The most noticeable pattern is on the fourth-story roof around the core portion of the building. Other mansard roofing material is composition shingle. The north wing has a flat roof. Gabled dormers are set in the roof, decorated with Gothic tracery surrounding two tall, narrow double-hung windows topped with a shorter double-hung window. In the towers, there are single windows rather than sets of two.

The main entrance to the building located on the east side is a modern, metal and glass, storefront entry. Beyond the modern door entrance, there is a pair of doors with wood Gothic tracery at the transom. At the basement level of the south facade is an enclosed entrance and waiting area for buses made of aluminum storefront material with a cream colored brick base. There is a similar but smaller enclosure framing the entrance on the north side. There is also an entrance off a small loading dock on the north side addition. The dock is open with a simple flat metal canopy. The first floor of the east tower is open on three sides with high, Gothic arches. The steps rise on the fourth side to the main entrance to the building. The piers rest on a base that is made of light buff, cut stone similar to the foundation walls. The slate roof has light and dark tiles in varying patterns. There were balconies at the third floor windows of the tower on the east side and other locations. They have been removed but traces of them can be seen in the brickwork and in early photographs.

The interior floor plan has rooms located off the main corridor leading from the entrance wing and along the two wings perpendicular to it. There are shallow arches distinguishing the main level entrance corridor at the east and west ends. The arches are terminated with large molded pendants. A series of five shallow pointed arches are at the corridor intersection in the center of the building. The west wing at the opposite end of the main corridor contains the dining hall on the first floor level. The hall has three rows of plain slender columns and a large kitchen facility at the north end. This serving kitchen and dishwashing area has quarry tile floors, tile walls, and some skylights. Laundry facilities, storage,

and mechanical areas are also located in the basement along with a large canteen in the basement with a seating area. The fifth floor level is in the base of the mansard and has dormer windows set in deep wells at the floor level. This level has a small floor area and a partial height partition system. In the central tower, the second and third floor levels have raised seating areas accessed by short flights of stairs. Surviving interior detailing includes terrazzo floors in the corridors, plaster walls, vertical board wainscoting in some rooms, many original panel doors, heavily molded door trim, old heating grillwork, and some door hardware. Building 2 is currently vacant.

A lawn area extends along the front of the east and part of the north sides. This rolling park-like area is dotted with a few shrubs, flower beds and flowering trees; directly in front of Building 2 is a fountain. General Mitchell Boulevard passes by the east and north sides, and Wolcott Avenue is located along the south side.

-NHL Nomination, Northwestern Branch, National Home for Disabled Volunteer Soldiers (2010)

Additional comments on current use and condition:

Currently the building is vacant and studies are being made to determine the best use for the building. One of the options being considered is the rehabilitation of Building 2 into a Community Living Center (CLC).

As it stands, the building exterior is in very poor condition. The main tower is encapsulated with a safety netting to prevent falling bricks from hitting pedestrians. One story building vestibule additions located at the north and south end are not in keeping with the character of the building. The building exterior envelope is not intact with a variety of openings which allows water, small animals and pests to enter the building. The built-up roofing has deteriorated to the point of structural failure in portions of the building. Dormers exhibit major deterioration, missing wood trim and missing slate shingles. All the painted surfaces are in very poor condition and are peeling down to bare metal or bare wood. Stone and brick surfaces are stained and some show efflorescence which is an indication of moisture trapped behind the building envelope. Several stone trims, caps and foundation walls are deteriorating, spalled or missing. Brick surfaces are heavily stained. The building additions located on the west side of the original 1886 building also exhibit deterioration of the building envelope. The 2nd floor roof has partially collapsed and roof stabilization and patchwork is currently underway to keep the area water tight and from further damage. Other roofs in this area are also showing signs of advanced deterioration with the possibility of collapse.

The building interior is also in very poor condition. All interior finishes will require refinishing or reconstruction. Water damage through the walls, floors and ceilings is evident on every floor of the main building. Animal and pest infiltrations are also evident from remains and feces. The floor in one of the rooms located on the first floor was removed to create a two story test lab accessible from the basement level.

Existing handicap ramps on the first floor are not compliant with current standards. The elevators are currently non-functioning and do not comply with current handicap accessibility standards. Most of the toilet rooms are destroyed, possibly from vandalism. None of the existing toilet rooms are configured for handicap accessibility in compliance with current standards.

FOUNDATION/BASEMENT CONSTRUCTION

The existing foundation system for **Building 2** consists of a masonry stone wall construction, with a thickness of roughly 1'-4". The majority of the existing foundation walls are retained below finished grade, with the walls being left exposed within the basement space. From the outside, the foundation walls retain a masonry cut-stone appearance, while the interior finish for the foundation walls are primarily a painted masonry wall finish.

The existing masonry stone foundation wall construction serves as the bearing point for the exterior load-bearing masonry walls & 2x wood floor framing.

Overall, the existing foundation walls were found to be in 'fair' condition with significant cracking and surface deterioration present.

NOTED DEFICIENCIES

Significant cracking & surface deterioration is present on both the interior & exterior faces of the existing masonry stone bearing walls. In some instances, the masonry stone mortar has cracked and begun to break apart from the finished wall construction.

See the '**Exterior Maintenance Treatment Plan**' for the affected areas and locations of the noted deficiencies above.

RECOMMENDATIONS

Re-pointing of all existing masonry stone walls where cracking and deterioration has occurred should be addressed in the near future. Cleaning & removal of the surface deterioration that is currently present would also be recommended. All loose and missing stone should be removed and replaced with new to match existing.

In addition, it is recommended that further structural analysis be done to help determine the extent and type of additional repairs needed. Structural shoring of the existing foundation system may be required to prevent further structural damage to the existing foundation system.

TYPICAL FLOOR CONSTRUCTION

All exterior wall construction above the basement walls consists of masonry load-bearing wall construction. From the outside, these walls retain a masonry cut-stone & brick veneer appearance, while the interior finish consists of a painted gypsum board wall surface.

All floor framing above the basement walls appears to be 2x wood floor joists, supported by both the exterior load-bearing masonry walls along with the internal masonry bearing walls. The majority of the existing floor framing was not visible due to the interior finishes present. Existing wood floor framing is assumed to be roughly 24" on center.

NOTED DEFICIENCIES

The majority of the exterior load-bearing masonry walls are not readily visible due to the interior finishes present. However, there is evidence of significant moisture damage as evidence by the presence of surface deterioration and discoloration of the existing interior finishes. In many instances, some of the painted finishes have begun to chip and peel away.

The majority of the internal floor framing not readily visible due to the interior ceiling finishes present. However, there is evidence of significant moisture damage as evidence by the presence of surface deterioration and discoloration of the existing interior finishes. In many instances, some of the painted finishes have begun to chip and peel away.

More importantly, significant portions of the existing floor construction have encountered 'catastrophic' structural failures. In some locations, portions of the existing floor construction have collapsed & fallen away in their entirety.

See the '**Interior Maintenance Treatment Plan**' for the affected areas and locations of the noted deficiencies above.

RECOMMENDATIONS

This building will require significant structural improvements to all supporting floor & wall construction before the building can again become habitable.

In general it is recommended that all structurally solid exposed interior and exterior wood framing be cleaned and refinished to prevent further weathering and deterioration. In addition, further investigation should be performed for all existing floor framing members that are not readily visible in order to determine the structural condition & integrity of these existing members.

More importantly, portions of the existing floor construction where significant structural failures have occurred, temporary shoring should be provided immediately in order to prevent and limit further structural damage to the existing floor construction. In addition, in order to make this building habitable again, it is recommended that these portions of floor construction be removed in its entirety, with a new floor & supporting construction being provided in its place.

ROOF CONSTRUCTION

The Primary Roof construction for the building is a mansard-style roof construction. The majority of the existing roof framing is not readily visible due to the interior ceiling finishes present. However, roof construction is assumed be 2x wood rafter framing with an assumed spacing roughly 24" on center. Roof construction is supported by the exterior load-bearing masonry walls. Primary finish for the roof is asphalt shingles.

NOTED DEFICIENCIES

The majority of the existing roof construction is not readily visible due to the interior ceiling finishes present. However, there is evidence of significant moisture damage as evidence by the presence of surface deterioration and discoloration of the existing interior finishes. In many instances, some of the painted finishes have begun to chip and peel away.

More importantly, significant portions of the existing roof & supporting construction have encountered 'catastrophic' structural failures. In some locations, portions of the existing roof construction have collapsed & fallen away in their entirety.

See the '**Interior Maintenance Treatment Plan**' for the affected areas and locations of the noted deficiencies above.

RECOMMENDATIONS

This building will require significant structural improvements to the roof before the building can again become habitable.

In the meantime, temporary shoring should be provided in order to prevent and limit further structural damage to the existing roof & supporting construction.

However, in order to make this building habitable again, more extensive structural repairs are required. Due to the severity of the structural damage that the roof for this building has encountered, it is recommended that the entire roof & supporting construction be removed, with a new roof being provided in its place.

Asbestos

Building 2 has moderate to major damage of materials suspected of containing asbestos (suspect material) that may contribute to the release of or exposure to asbestos.

Asbestos Noted Deficiencies and Recommendations

The exterior stone and mortar foundation and brick and mortar walls are showing signs of deterioration on all sides of the building and should be repaired. The roof shingles are detaching and worn in numerous locations and should be replaced.

The basement is showing signs of signs of high humidity/moisture damage and has had an effect on numerous suspect materials. The vinyl floor tiles are chipped, abraded and/or delaminated throughout the level and should be repaired or replaced. Plaster walls and ceilings are deteriorated and should be replaced or repaired. Thermal insulation is showing signs of the cracking and should be repaired or contained to prevent further damage. Wall paneling and mastic is detached in numerous locations and should be repaired or replaced. A few ceiling tiles are damaged and peeling and should be repaired or replaced.

Similar to the basement, the first level is also showing signs of high humidity/moisture damage. The vinyl floor tiles are chipped, abraded and/or delaminated throughout the level and should be repaired or replaced. Plaster walls and ceilings are deteriorated and should be replaced or repaired. A few ceiling tiles are damaged and peeling and should be repaired or replaced. Suspended ceiling tiles located in the restroom are damaged and should be replaced. Floor matting material located in the stairwells is peeling, torn and abraded and should be replaced.

The second floor is showing less signs of high humidity/moisture damage than the floors below but some damage is still evident. The vinyl floor tiles are chipped, abraded and/or delaminated throughout the level and should be repaired or replaced. Plaster walls and ceilings are cracked and should be replaced or repaired. A few ceiling tiles are damaged and peeling and should be repaired or replaced. Ceramic wall tiles located in the restroom are detached or cracked and should be repaired or replaced. Suspended ceiling tiles located in the restroom are damaged and should be replaced. Floor matting material located in the stairwells is peeling, torn and abraded and should be replaced.

On the third floor, the vinyl floor tiles are chipped, abraded and/or delaminated throughout the level and should be repaired or replaced. Ceramic floor tile located in the hallway is chipped in numerous locations and should be replaced. Plaster walls and ceilings are cracked and should be replaced or repaired. Ceramic wall tiles located in the restroom are detached or cracked and should be repaired or replaced. Suspended ceiling tiles located in the restroom are damaged and should be replaced. Floor matting material located in the stairwells is peeling, torn and abraded and should be replaced.

On the fourth floor, the vinyl floor tiles are chipped, abraded and/or delaminated throughout the level and should be repaired or replaced. Plaster walls and ceilings are cracked and should be replaced or repaired. A few ceiling tiles are damaged and peeling and should be repaired or replaced. Suspended ceiling tiles located in the restroom are damaged and should be replaced.

On the fifth floor, the vinyl floor tiles are chipped, abraded and/or delaminated throughout the level and should be repaired or replaced. Plaster walls and ceilings are cracked and should be replaced or repaired. A few ceiling tiles are damaged and peeling and should be repaired or replaced. Suspended ceiling tiles located in the restroom are damaged and should be replaced. Floor matting material located in the stairwell is peeling, torn and abraded and should be replaced.

MECHANICAL DESCRIPTION:

The mechanical system consists of medium pressure steam and condensate enters the building from a remote location through the utility tunnel located in the west basement. It is our assumption the steam source is from the campus wide steam network. Steam is distributed to steam radiators that are located in the exterior zones. Interior zones are minimal, but do not appear to have any heating or cooling source. Natural ventilation through operable windows is the only source of ventilation air. No mechanical ventilation or exhaust is present. No air distribution is present except for small furnace units that were added to a few rooms during renovations. Their cooling source appears to be domestic cold water that is drained to the sanitary system.

Plumbing for the facility consists of domestic cold and hot water entering the building from a remote location through the utility tunnel located in the west basement. The hot and cold domestic water is then distributed throughout the building in exposed piping. It does not appear hot water recirculation is present in the original facility. It is unknown what is the source of the hot water and if it is still functional or softened. All plumbing fixtures in the building are commercial type. Water closets are wall hung vitreous china with flush valves. Lavatories are wall hung vitreous china with two handle manual faucets. Domestic water lines throughout the building have been drained and are no longer operational. Storm water is routed to grade from the roof through exterior storm gutters and downspouts. It appears a small portion of the basement was renovated and a small electrical water heater was installed to serve the renovated space. The electrical water heater does have a hot water recirculation pump serving the renovated space.

Fire protection for the facility consists of an 8" fire protection water service entering through the north portion of the west basement. The whole building is protected by a functional dry pipe sprinkler system. It appears the building is divided into two sprinkler zones. A standpipe system is present in the main corridors with capped 1-1/2" hose valves located in hose cabinets. No fire pump is present in the facility.

MECHANICAL NOTED DEFICIENCIES:

- Steam piping throughout the facility is not in use and does not appear to be functional.
- Steam radiators located throughout the facility do not appear functional, as many are damaged or corroded.
- Mechanical ventilation is not present in the facility.
- Numerous operable windows do not appear to be operable for natural ventilation.
- Limited air conditioning is present in the facility for humidity control. Air condition is only provided in a few renovated spaces.
- Use of domestic cold water for air conditioning is not code compliant.
- No temperature control system is present in the facility.
- Plumbing piping in the facility has been cut and capped in numerous locations and no longer appears functional on a system wide level.
- Plumbing fixtures appear to be damaged. Numerous fixtures are broken, disconnected, or stained.
- Many of the existing plumbing fixtures do not appear to meet modern ADA compliancy requirements.
- No hot water recirculation is present in the original plumbing space.
- Storm gutters are damaged and appear to leak.
- The dry pipe sprinkler zoning size appears to exceed current NFPA 13 requirements.
- The current locations of standpipes and hose valves do not meet current NFPA 14 requirements.
- The 1-1/2" hose valves are no longer functional as the valves are capped.

- The existing sprinkler system is functional, but it was noted by VA staff that the sprinklers have inadvertently operated in the past and damaged portions of the building. The age of the existing sprinklers may be contributing to the inadvertent discharging of water.
- There is not an existing backflow preventer in the fire protection system.

MECHANICAL RECOMMENDATIONS:

KJWW Engineering conducted a facility visual non-destructive investigation and recommends the following items bring the facility to habitable conditions.

- Remove the existing mechanical system throughout the entire facility.
- New dedicated outside air handling unit and ductwork to ventilate the space.
- New four pipe terminal heating and cooling units above ceilings to condition the spaces.
- New louvers or roof hoods for ventilation intake and exhaust air.
- New steam heat exchanges for hydronic heating water.
- New air or water-cooled chillers for hydronic cooling water.
- New heating water and chilled water piping throughout the facility.
- New heating water and chilled water pumps.
- New steam and condensate piping throughout the facility.
- Provide a mechanical room on ground floor for pumps, heat exchangers, and chillers.
- New condensate drain piping throughout the facility.
- New building automation system for temperature control.
- New plumbing mains, risers, and branch piping will need to be installed to meet current plumbing code requirements.
- Replace the existing plumbing fixtures with modern fixtures meeting ADA and water conservation code requirements.
- New hot water recirculation pump to serve the facility.
- New water heaters and water softeners if the existing remote source is no longer functional.
- New water room on ground floor.
- Replace the existing fire protection system throughout the entire facility. New standpipes, mains, and sprinklers will need to be installed in the space to meet current NFPA requirements.
- Provide a fire protection room on the ground floor.
- Extend existing water service to the renovated portion of the facility. The existing location enters the west basement, which will be removed for parking during the renovations.
- New standpipes and 2-1/2" hose valves in stairwells.
- New backflow preventer to meet code requirements.
- New fire pump to meet NFPA 14 pressure requirements.

ELECTRICAL DESCRIPTION:

The Electrical system consists of multiple 120/208V, 3 phase, and four wire services. Branch lighting and power circuits are installed in both MC Cable and EMT conduit. Lighting throughout the interior of the building, as well as on the exterior is of a mixture of 120V incandescent lamp sources and fluorescent lamp sources and varies in surface, recessed, and suspended residential type fixtures. Standard toggle switch type control is provided throughout the building with some pull chain type fixtures in "back-of-house" rooms and attic spaces. Emergency power is provided from generators located onsite next to the building. The fire alarm system consists of an addressable fire alarm control panel with

annunciators, connected to the campus fire alarm fiber optic loop. Notification is done by horns, strobes, and a combination of chimes and bells. Initiation is done by smoke detectors and manual pull stations.

ELECTRICAL NOTED DEFICIENCIES:

- Various light fixtures appear to be either damaged or removed entirely.
- Miscellaneous junction boxes missing covers and splices exposed.
- Miscellaneous light switches and receptacles appear to be in need of replacement.
- Most of the power system is exposed due to conduit damage and some areas are off entirely due to water damage.

ELECTRICAL RECOMMENDATIONS:

KJWW Engineering conducted a facility visual non-destructive investigation and recommends the following items bring the facility to habitable conditions.

- Replace existing 120/208V service with a larger 277/480V system to serve all new loads.
- Replace the existing lighting fixtures throughout the entire building and change lamping to T8 fluorescent lamps and LEDs.
- Inspect all EMT conduit, MC Cable, and junction box installations and bring up to current installation standards.
- Replace the existing lighting switches, power receptacles, and faceplates throughout the entire building.
- Replace existing electrical service panels and branch circuit breakers.
- Replace wiring and disconnects for new furnaces, condensing units, and other mechanical loads.
- Provide new GFI receptacles in all needed locations to meet code and VA standards.
- Replace and provide additional emergency lighting and exit signage to meet current life safety codes.
- Replace existing fire alarm system with new voice communications system and addressable devices.
- Provide new step-down transformers and branch circuiting panels throughout the building in new electrical closets.
- Provide new occupancy sensors, day light sensors, and timers to ensure automatic control of lighting to meet current VA standards and codes.
- Replace interface with fire protection system.

TECHNOLOGY DESCRIPTION:

The Technology systems currently consist of telephone, computer network, and CATV cabling.

The building is fed by multipair copper telephone backbone cabling and multimode fiber optic computer network backbone cabling. Telephone and computer network cabling consists of CAT 5e cable run to faceplates and surface-mount boxes. CATV cabling consists of RG-6 cable run to faceplates and surface-mount boxes.

The building is not equipped with any other communications, security, or medical facility systems.

Asbestos

Building 2 has moderate to major damage of materials suspected of containing asbestos (suspect material) that may contribute to the release of or exposure to asbestos.

Asbestos Noted Deficiencies and Recommendations

The exterior stone and mortar foundation and brick and mortar walls are showing signs of deterioration on all sides of the building and should be repaired. The roof shingles are detaching and worn in numerous locations and should be replaced.

The basement is showing signs of signs of high humidity/moisture damage and has had an effect on numerous suspect materials. The vinyl floor tiles are chipped, abraded and/or delaminated throughout the level and should be repaired or replaced. Plaster walls and ceilings are deteriorated and should be replaced or repaired. Thermal insulation is showing signs of the cracking and should be repaired or contained to prevent further damage. Wall paneling and mastic is detached in numerous locations and should be repaired or replaced. A few ceiling tiles are damaged and peeling and should be repaired or replaced.

Similar to the basement, the first level is also showing signs of high humidity/moisture damage. The vinyl floor tiles are chipped, abraded and/or delaminated throughout the level and should be repaired or replaced. Plaster walls and ceilings are deteriorated and should be replaced or repaired. A few ceiling tiles are damaged and peeling and should be repaired or replaced. Suspended ceiling tiles located in the restroom are damaged and should be replaced. Floor matting material located in the stairwells is peeling, torn and abraded and should be replaced.

The second floor is showing less signs of high humidity/moisture damage than the floors below but some damage is still evident. The vinyl floor tiles are chipped, abraded and/or delaminated throughout the level and should be repaired or replaced. Plaster walls and ceilings are cracked and should be replaced or repaired. A few ceiling tiles are damaged and peeling and should be repaired or replaced. Ceramic wall tiles located in the restroom are detached or cracked and should be repaired or replaced. Suspended ceiling tiles located in the restroom are damaged and should be replaced. Floor matting material located in the stairwells is peeling, torn and abraded and should be replaced.

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On the fourth floor, the vinyl floor tiles are chipped, abraded and/or delaminated throughout the level and should be repaired or replaced. Plaster walls and ceilings are cracked and should be replaced or repaired. A few ceiling tiles are damaged and peeling and should be repaired or replaced. Suspended ceiling tiles located in the restroom are damaged and should be replaced.

On the fifth floor, the vinyl floor tiles are chipped, abraded and/or delaminated throughout the level and should be repaired or replaced. Plaster walls and ceilings are cracked and should be replaced or repaired. A few ceiling tiles are damaged and peeling and should be repaired or replaced. Suspended ceiling tiles located in the restroom are damaged and should be replaced. Floor matting material located in the stairwell is peeling, torn and abraded and should be replaced.

See the **'Hazardous Materials Maintenance Treatment Plan - Exterior'** and **'Hazardous Materials Maintenance Treatment Plan - Interior'** for locations of affected areas noted above. All activities involving asbestos or materials assumed to contain asbestos should be conducted in accordance with all local, state and federal rules and regulations.

Lead-Based Paint

Painted exterior building surfaces include brick walls, window frames, doors and door frames, eaves/ trim, gutter and downspouts. Painted interior building surfaces include brick walls, wood trim and paneling, window frames, doors and door frames, and plaster ceiling and walls.

Lead-Based Paint Noted Deficiencies

The painted exterior and interior finishes are in poor condition. The paint is chipped and peeling on all exterior surfaces and throughout the interior of the building. See the **'Hazardous Materials Maintenance Treatment Plan - Exterior'** and **'Hazardous Materials Maintenance Treatment Plan - Interior'** for locations of affected areas noted above.

Lead-Based Paint Recommendations

Paint which has begun to peel due to a failure of the bond to the wood, plaster, or metal substrate should be removed. Paint is best removed with the careful use of metal scrapers. Sanding is usually required to eliminate rough surfaces and to smooth the transition between areas of raw wood and solid original painted surfaces. Before repainting, all raw surfaces should be primed with a tested and approved primer. This treatment should then be followed by required coat(s) of paint of the type and color to match the surrounding area. All activities must be conducted in a manner consistent with the requirements provided in 29 CFR 1926.

Suspect Mold Growth

Building 2 shows major signs of moisture damage. The walls and ceilings of the basement, first floor and second floor have surface discoloration, a signs of moisture damage. Wall and ceiling staining and deterioration are evident on every level of the building. Water infiltration is evident in numerous locations where plaster has become detached from the subsurface material or ceiling tiles have become discolored. Skylights located on the fifth floor have moisture damage around the ceiling framing due to condensation and/or water infiltration.

Suspect Mold Growth Noted Deficiencies

There is suspect visible mold growth throughout the wall and ceiling surfaces in the basement , first level and second level. There is suspect visible mold growth localized on the wall ceiling surfaces throughout the remainder of the building interior where evidence or water intrusion or damage has occurred. See the **'Hazardous Materials Maintenance Treatment Plan - Exterior'** and **'Hazardous Materials Maintenance Treatment Plan - Interior'** for locations of affected areas noted above.

Suspect Mold Growth Recommendations

Suspect mold growth and stained building materials implies that there is or has been water intrusion or leaks or the relative humidity within the building was high enough to cause localized or widespread condensation. It is recommended that the moisture source be located and corrected, if this has not already taken place, remove fungal-impacted building materials, and replace or repair the water stained materials.

Architectural Maintenance and Treatment Plan - Exterior Unit A

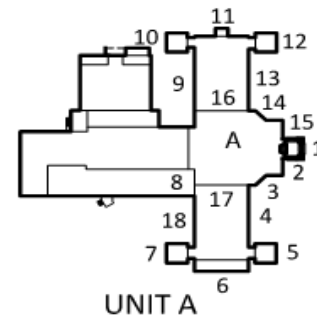
Main Building

Building 2

CONSTRUCTED: 1869, tower additions in 1876

GENERAL NOTES:

The building exterior is in very poor condition. The main tower is encapsulated with a safety netting to prevent falling bricks from hitting pedestrians. Painted surfaces are in very poor condition. The building envelope is compromised with holes on the roof, missing slate and asphalt shingles, missing stone coping, and deteriorating wood dormers. Entrances are not handicap accessible.



Exterior Material / Feature	Problem Identified	Problem Location																		RCMD	Photo
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		
Foundation																					
Masonry - Stone	Paint Stains - Moderate	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●				MS6	
	Rust Stains									●		●								MS6	1
	Dirt or Pollutants on Surface	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●				MS5	1
	Vegetation								●	●										MS6	
	Cracked, Spalled Unit	●				●	●													MS2	2
Masonry - Brick	Efflorescence		●	●						●										MB5	3
	Dirt and Pollutants on Surface						●			●										MB4	
	Surface Stains						●			●										MB5	3
Granite Stairs	Rust Stains	●										●								MS6	4
	Paint Stains	●																		MS	
Wall System																					
Masonry - Stone	Loose Missing Mortar - Minor	●				●	●					●								MS4	
	Missing Stone Trim						●					●								MS3	5
	Paint Stains	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●				MS6	
	Rust Stains	●		●					●	●										MS6	
	Tar / Asphalt Stains																			MS6	
	Dirt or Pollutants on Surface	●	●	●		●		●												MS5	
	Efflorescence	●																		MS6	
	Unused Fixtures, Fittings, Anchors										●									MS7	
	Cracked, Spalled Unit - Moderate	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	MS2	2,7,13
	Cracked, Spalled Unit - Minor	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	MS2	7,15
	Loose Stone Unit	●																		MS3	
Masonry - Brick	Loose Missing Mortar - Minor											●								MB1	
	Loose Missing Mortar - Moderate	●	●				●	●				●				●				MB1	4
	Cracked Loose Brick	●	●			●	●			●		●	●			●				MB2,MB3	4
	Paint Stains	●			●															MB5	
	Rust Stains	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	MB5	8
	Dirt or Pollutants on Surface	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	MB4	5,12
	Vegetation								●	●										MB5	6
	Efflorescence			●	●	●		●	●									●	●	MB5	6,16
	Unused Fixtures, Fittings, Anchors	●	●													●				MB7	
	Cracked, Spalled, Deteriorating Unit					●	●					●								MB2	
Doors	Inappropriate Material / Finish	●					●					●								O2	9
	Peeling Paint									●							●	●		P1 M1	
	Rusting						●					●								M12	
Windows	Inappropriate Material	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●			O3	10
	A.C. / Ventilating Units			●	●				●	●	●			●	●					O4	10
	Missing / Damaged Storm	●					●	●		●								●		O8	
	Peeling Paint - Moderate	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	P1	7,8
	Broken Glass	●								●										O5	
	Deteriorating Wood Frame - Moderate	●									●									W2	
	Inappropriate Wood Infill			●	●		●	●	●	●	●		●							O7	10
	Deteriorating Stone Sills	●	●	●	●	●	●	●		●		●	●	●	●	●				MS1	3,7,8
Roof System																					

Architectural Maintenance and Treatment Plan - Exterior Unit A

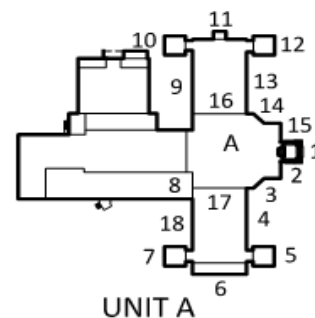
Main Building

Building 2

CONSTRUCTED: 1869, tower additions in 1876

GENERAL NOTES:

The building exterior is in very poor condition. The main tower is encapsulated with a safety netting to prevent falling bricks from hitting pedestrians. Painted surfaces are in very poor condition. The building envelope is compromised with holes on the roof, missing slate and asphalt shingles, missing stone coping, and deteriorating wood dormers. Entrances are not handicap accessible.



EXTERIOR MATERIAL / FEATURE	PROBLEM IDENTIFIED	PROBLEM LOCATION																		RCMD	PHOTO
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		
Asphalt Shingles	Loose Shingles				●		●		●	●									●	S1	11
	Missing Shingles						●		●	●			●	●					●	S2	11
	Torn Shingles						●			●				●					●	S2	11
	Worn Out Shingle Surfaces									●	●			●					●	S2	11
Tin Roofs	Pigeon Incrustations		●	●					●	●					●	●				M6	
	Surface Deterioration		●	●					●	●	●				●	●			●	M11	10,11,14
	Peeling Paint					●			●		●									M1	14
Dormer - Wood Siding	Peeling Paint	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	P1	8,11,16
	Deteriorated or Missing Elements	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	W3,W5	12
Slate Roofing	Missing Slates	●	●			●		●			●		●			●	●	●		SL1	13
	Broken Slates	●	●			●	●	●			●		●			●	●	●		SL1	11,13
	Paint Stains					●		●	●	●	●		●		●	●	●	●		SL2	
	Inappropriate Material in Repair				●		●			●		●		●				●	●	SL5	5,11,12
	Flashing Deterioration																	●		M8	5
Built Up	Improper Drainage					●						●					●	●		BU1	14
	Damaged Roofing					●						●					●	●		BU2	14
Eaves / Trim	Loose Elements	●																		W4	
	Missing Elements	●	●			●		●			●									W5	
	Peeling Paint	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	P1	7,11,12
	Deterioration	●				●		●												W2	
	Dirt and Pollutants	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●		7,11,12
Gutter & Downspouts	Peeling Paint	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	M1	18
	Leaks at Joints of Gutter & Downspouts					●				●				●	●					M2	10,16
	Loose Attachments					●				●				●	●					M3	10,16
	Bent Gutter											●								M7	
Miscellaneous																					
Electrical Cables	Inaappropriated Surface Mounted Cables																			E1	7
Handicap Access	Inaccessible Main Entrance	●																		H3	4
	Deteriorted Ramp									●										H4	6
Lighting	Inappropriate Fixture	●										●								L1	4

PROBLEM KEY

- = 1992 Condition
- = 2010 Condition
- = 1992 and 2010 Condition

Architectural Maintenance and Treatment Plan - Exterior Unit B

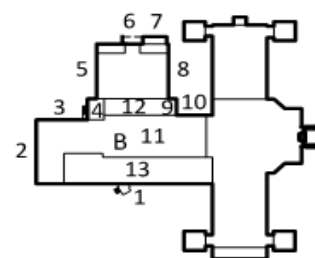
Main Building

Building 2

CONSTRUCTED: 1869, tower additions in 1876

GENERAL NOTES:

The building west side additions exhibits deterioration of the building envelope. The 2nd floor roof has partially collapsed with roof stabilization and patchwork underway to keep the building water tight. Other roof areas in this area are also showing signs of deterioration with the possibility of collapse. Debris and vegetation are on some wall surfaces and inside stairwells and area wells.



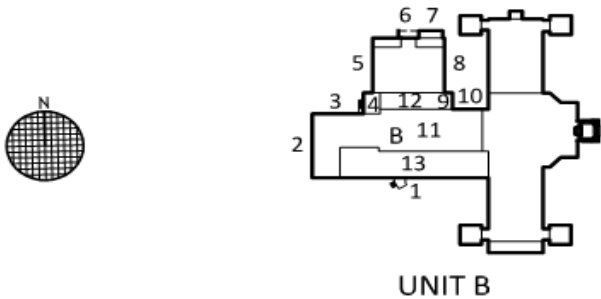
UNIT B

EXTERIOR MATERIAL / FEATURE	PROBLEM IDENTIFIED	PROBLEM LOCATION																		RCMD	PHOTO
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		
Foundation																					
Masonry - Stone	Paint Stains	●	●	●							●									MS6	19,20,27
	Rust Stains	●	●	●						●										MS6	19,21,27
	Dirt or Pollutants on Surface	●	●	●						●	●									MS5	20,21
	Tar / Asphalt Stains	●		●							●									MS6	
	Vegetation	■	●						■		●									MS6	19,26
	Loose Stone / Missing Mortar		●																	MS3,MS4	26
	Efflorescence	●	●							●										MS6	19
Concrete - Stairs, Area Well, Loading Dock			■		■		■														
	Rust Stains		●	●	●		●				●									C1	22
	Tar / Asphalt Stains						●													C1	
	Paint Stains		●				●													C1	
	Cracks, Pits and Deteriorating Concrete		●	●	●		●				●									C2	19,20
Wall System																					
Masonry - Brick	Loose / Missing Mortar	●	●	●	●		●				●									MB1	19,22,25
	Cracked Loose Brick - Moderate & Major	●	●		●			●												MB2,MB3	19,22
	Cracked Loose Brick - Minor	●	■				●													MB2,MB3	
	Paint Stains	●	●	●			●		●	●										MB5	
	Rust Stains	●		●	●		●	●	●	●	■									MB5	22
	Efflorescence	●	●	●	●	●	●			●										MB5	19,20
	Dirt or Pollutants on Surface	●	●	●	●	●	●	●	●	●	●									MB4	19,21,22
	Vegetation	■			●	●		■			●									MB5	19
	Unused Fixtures, Fittings, Anchors	●	●	●					●											MB7	57
Doors	Peeling Paint	●	●		■		●	●			●			●						P1	20,22,24
	Deteriorated Material	●	●		●		●				●			●						W2	22,27
	Torn or Damaged Screen							■			●									O6	22
Windows	A.C. / Ventilating Units			●																O4	19
	Broken Glass			●							●									O5	
	Deteriorating Wood Frame	●		●							●			●						W2	21,25
	Peeling Paint		●	●	●					●	●	●		●						P1	19,21
	Dirt or Pollutants on Stone Sills	●	●	●	●	●	●	●	●		●			●						MS5	19
	Deteriorating Metal Frame	●							■											M12	
	Inappropriate Brick Infill	■					●													O1	
	Inappropriate Window Infill & Vent			●						●										O4,O7	19,22
	Torn or Damaged Screen		●					■	●											O6	
	Deteriorating Sills	●		●							●									MS1	19
Roof System																					
Gutter & Downspouts	Peeling Paint	●	■	●		●					●									M1	19,22
	Inconsistent Materials or Finishes			●		●		■	●		●									M2	19
	Causing Deterioration at Roof	●																		M9	22
	Deteriorating Gutter	●																		M6	22
Built-up Roofing	Collapsed Roof System											●								BU2	
	Deterioration Roofing Assembly											●	●	●						BU1,BU2	24

CONSTRUCTED: 1869, tower additions in 1876

GENERAL NOTES:

The building west side additions exhibits deterioration of the building envelope. The 2nd floor roof has partially collapsed with roof stabilization and patchwork underway to keep the building water tight. Other roof areas in this area are also showing signs of deterioration with the possibility of collapse. Debris and vegetation are on some wall surfaces and inside stairwells and area wells.



Exterior Material / Feature	Problem Identified	Problem Location																		RCMD	Photo
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		
Miscellaneous																					
Electrical Cables	Surface Mounted Cables					•	•		•		•									E1	
Area Well / Stair Well	Vegetation and Debris		•							•	•									O10	25,26,27
Fire Escape	Deteriorating Steel and Wood													•						P1	21,22,24
Lighting	Missing Elements		•								•									L2	20
Handicap Access	Handicap Access Unavailable	•	•	•			•				•									H3	19,21,26
<div> <div>PROBLEM KEY</div> <div> <div></div> <div>•</div> <div>•</div> </div> <div> <div>= 1992 Condition</div> <div>= 2010 Condition</div> <div>= 1992 and 2010 Condition</div> </div> </div>																					

Architectural Maintenance and Treatment Plan - Interior Unit A

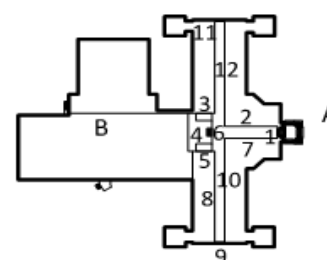
Main Building

Building 2

CONSTRUCTED: 1869, tower additions in 1876

GENERAL NOTES:

Building interior shows extensive water infiltration / damage, deteriorating finishes, dirt and mold growth. Evidence of animal and pest infiltration are found in numerous areas. Roof and floor structure integrity are compromised at areas with extensive water damage. Most toilet rooms are in ruins and not constructed for handicap accessibility. Existing elevator and ramps are not compliant with current standards.



FIRST FLOOR

INTERIOR MATERIAL / FEATURE	PROBLEM IDENTIFIED	PROBLEM LOCATION																		RCMD	PHOTO	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18			
Ceiling Conditions																						
Plaster or Tin	Peeling Paint	•			•	•	•					•	•								CP2	28,31
	Water Damage			•		•						•	•								CP3	31
	Covered by Acoustical Tile	•					•														CP4	28,31
	Cracked or Damaged											•									CP6	
Acoustical Tile Ceiling	Missing or Damaged Acoustical Tile	•			•	•	•					•									CD1	31
Wall Conditions																						
Plaster	Vinyl Wall Covering / Protection Panel	•	•	•	•	•	•	•	•	•	•	•	•								WP1	34,36
	Peeling Paint	•			•	•	•					•	•								WP2	31,35
	Faded Paint	•	•	•	•	•	•	•	•	•	•	•	•								WP4	31
	Dirt and Pollutants on Surface	•	•	•	•	•	•	•	•	•	•	•	•								WP6	31,34
	Cracked and Damaged Plaster				•	•	•														WP7	35
Wood	Peeling Paint	•	•	•	•	•	•	•	•	•	•	•	•								WP2	52
	Chips, Scratches, or Cracks	•	•	•	•	•	•	•	•	•	•	•	•								WWP1	52
Interior Door																						
Wood	Chips, Scratches, Cracks	•	•	•	•	•	•	•	•	•	•	•	•								ID1	32,35
	Painted Transom Light							•	•	•		•	•	•							ID2	32
	Peeling Paint	•	•	•	•	•	•	•	•	•	•	•	•								ID3	32
Windows																						
Wood	Peeling Paint	•	•	•	•	•	•	•	•	•	•	•	•								WW1	
	Dirt and Pollutants on Surface	•	•	•	•	•	•	•	•	•	•	•	•								WW5	
Wood	Replaced Original									•											WW7	
Interior Trim																						
Wood	Chips, Scratches, or Cracks	•	•	•	•	•	•	•	•	•	•	•	•								ITW1	35,52
	Peeling Paint	•	•	•	•	•	•	•	•	•	•	•	•								ITW4	52
Flooring																						
Carpet	Worn			•	•	•	•														FC1	36
	Poor Condition			•	•	•	•														FC2	36
	Removed			•	•	•	•														FC3	36
Vinyl Asbestos Tile	Scuffed		•	•				•													FV2	
	Dirt and Pollutants on Surface		•	•				•													FV3	35
Terrazzo / Tile	Dirt and Pollutants	•			•	•	•			•		•	•								FT1	34,51,52
Miscellaneous																						
Handicap Accessibility	Accessible Toilet Rooms Unavailable									•		•									H3	33
	Handicap Accessibility Not Compliant			•				•		•		•									H4	33,36

PROBLEM KEY

- = 1992 Condition
- = 2010 Condition
- = 1992 and 2010 Condition

Architectural Maintenance and Treatment Plan - Interior Unit B

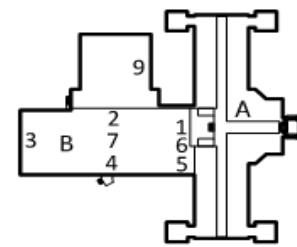
Main Building

Building 2

CONSTRUCTED: 1869, tower additions in 1876

GENERAL NOTES:

Substantial deterioration of interior finishes in this area due to water infiltration from roof and walls. Existing handicap ramp is not compliant with current accessibility standards.



FIRST FLOOR

INTERIOR MATERIAL / FEATURE	PROBLEM IDENTIFIED	PROBLEM LOCATION																		RCMD	PHOTO
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		
Ceiling Conditions																					
Plaster	Peeling Paint									•										CP2	41
	Water Damage									•										CP3	29
Acoustical Tile Ceiling	Missing or Damaged Acoustical Tile	•	•	•	•	•	•	•		•										CD1	29,37
	Inappropriate Material	•	•	•	•	•	•	•												CD2	30
Skylight System	Deteriorating Skylights									•										CSK1	41
Wall Conditions																					
Plaster	Peeling Paint	•	•	•	•	•	•			•										WP2	38,40
	Covered by Wallpaper	•				•	•													WP1	30
	Faded Paint		•	•	•					•										WP4	40
	Dirt and Pollutants on Surface	•	•	•	•	•	•			•										WP6	40,41
	Cracked and Damaged Plaster		•	•	•			•		•										WP7	40
Structure																					
Iron Columns	Peeling Paint							•												SIC1	29
	Dirt or Pollutants on Surface							•												SIC2	29
Exterior Doors																					
Wood	Peeling Paint				•															ED2	
Interior Doors																					
Wood	Peeling Paint	•	•																	ID1	
	Chips, Scratches, Cracks	•	•							•										ID1	
Windows																					
Wood	Peeling Paint		•	•	•															WW1	40
	Dirt and Pollutants on Surface		•	•	•					•										WW5	40
Interior Trim																					
Wood	Chips, Scratches, Cracks				•	•	•													ITW1	
	Loose Elements				•	•	•													ITW2	
	Peeling Paint	•	•	•	•	•	•													ITW4	
Flooring																					
Vinyl Asbestos	Loose or Missing Elements	•	•	•	•	•	•	•												FV1	30,37
Ceramic Tile & Concrete	Dirt and Pollutants on Surface									•										FT1	38
Miscellaneous																					
Exposed Pipes & Ducts	Peeling Paint							•		•										MP1	39
Handicap Accessibility	Ramp not compliant w/ current standards					•														H4	

PROBLEM KEY

- = 1992 Condition
- = 2010 Condition
- = 1992 and 2010 Condition

Architectural Maintenance and Treatment Plan - Interior

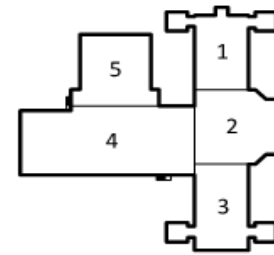
Main Building

Building 2

CONSTRUCTED: 1869, tower additions in 1876

GENERAL NOTES:

Building interior shows extensive water infiltration / damage, deteriorating finishes, dirt and mold growth. Evidence of animal and pest infiltration are found in numerous areas. Roof and floor structure integrity are compromised at areas with extensive water damage. Most toilet rooms are in ruins and not constructed for handicap accessibility. Existing elevator and ramps are not compliant with current standards.



BASEMENT

INTERIOR MATERIAL / FEATURE	PROBLEM IDENTIFIED	PROBLEM LOCATION																		RCMD	PHOTO
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		
Ceiling Conditions																					
Plaster	Peeling Paint	•	•	•	•	•														CP2	43,44
	Water Damage	•	•		•	•														CP3	50
	Cracked or Damaged				•	•														CP6	50
Wall Conditions																					
Plaster	Vinyl Wall Covering / Protection Panel	•	•	•																WP1	44,46
	Peeling Paint	•	•	•	•	•														WP2	43
	Faded Paint	•	•	•	•	•														WP4	
	Damage from Fittings				•	•														WP6	47
	Dirt and Pollutants on Surface	•	•	•	•	•														WP7	49,50
	Cracked and Damaged Plaster	•	•	•	•	•														WP6	45,48,50
	Water Damage	•	•	•	•	•														CP3	45,49
Masonry	Surface Dirt or Pollutants	•		•	•	•														WP2	42
	Peeling Paint	•		•	•	•														IM1	42
Ceramic Tile	Painted Surfaces	•		•																IM3	47
Interior Door																					
Wood	Chips, Scratches, Cracks	•	•	•	•	•														ID1	47
	Peeling Paint	•	•	•	•	•														ID3	47
Windows																					
Wood	Peeling Paint	•		•	•	•														WW1	48,50
	Dirt and Pollutants on Surface	•		•	•	•														WW5	48,49
Interior Trim																					
Wood	Chips, Scratches, or Cracks	•	•	•	•	•														ITW1	
	Peeling Paint					•														ITW4	
Flooring																					
Tile and Concrete	Dirt and Pollutants	•	•	•	•	•														FT1	44,46
Miscellaneous																					
Exposed Metal Pipes	Peeling Paint																			MP1	
Handicap Accessibility	Unavailable Accessible Toilet	•		•		•														H4	47
	Elevator Accessibility Not Compliant		•		•															H4	46

PROBLEM KEY

- = 1992 Condition
- = 2010 Condition
- = 1992 and 2010 Condition

Architectural Maintenance and Treatment Plan - Interior

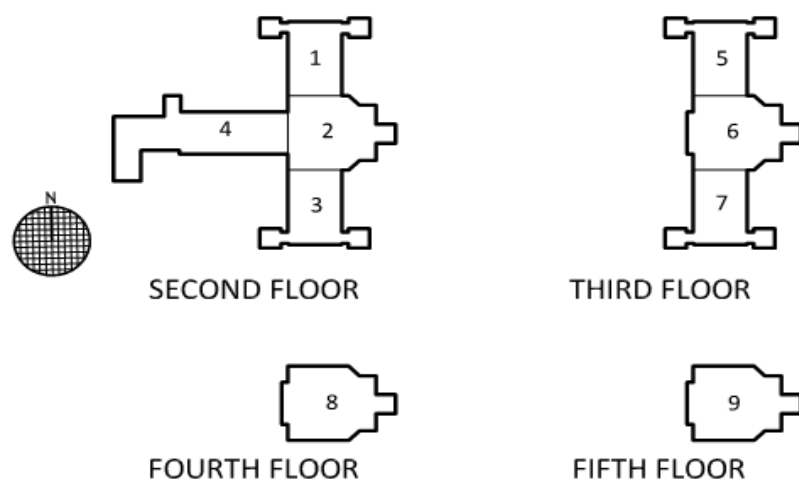
Main Building

Building 2

CONSTRUCTED: 1869, tower additions in 1876

GENERAL NOTES:

Interior finishes have deteriorated due to compromised integrity of building envelope. There are signs of animal and pest infestation. Water damage to plaster walls and floors contributed to mold growth and structural failure in areas of the building. There are no handicap accessible toilet rooms available.



INTERIOR MATERIAL / FEATURE	PROBLEM IDENTIFIED	PROBLEM LOCATION																		RCMD	PHOTO	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18			
Ceiling Conditions																						
Plaster or Tin	Peeling Paint	●	●	●	●	●	●	●	●	●											CP2	60,74
	Water Damage	●	●	●	●	●	●	●	●	●											CP3	56,61,66
Acoustical Tile Ceiling	Missing or Damaged Acoustical Tile	●	●	●	●	●	●	●													CD1	55,58
	Inappropriate Materials	●	●	●	●	●	●	●													CD2	58,69
Skylight	Peeling Paint and Broken Glazing									●											CSK3	73
Wall Conditions																						
Plaster	Vinyl Wall Covering	●	●	●		●	●	●													WP1	61,69
	Peeling Paint	●	●	●	●	●	●	●	●	●											WP2	53,64
	Water Damage	●	●	●	●	●	●	●	●	●											CP3	56,57,64
	Dirt and Pollutants on Surface	●	●	●	●	●	●	●	●	●											WP6	53,62
	Cracked and Damaged Plaster	●	●	●	●	●	●	●	●	●											WP7	54,57
Exterior Doors																						
Wood	Peeling Paint								●												ED2	70
Interior Doors																						
Wood	Chips, Scratches, or Cracks	●	●	●	●	●	●	●	●	●											ID1	54
	Peeling Paint	●	●		●																ID3	
Windows																						
Wood	Peeling Paint	●	●	●	●	●	●	●	●	●											WW1	50,68
	Dirt and Pollutants on Surface	●	●	●	●	●	●	●	●	●											WW5	56,68
Interior Trim																						
Wood Trim / Wainscot	Chips, Scratches, or Cracks	●	●	●	●	●	●	●	●	●											ITW1	62
	Peeling Paint	●	●	●	●	●	●	●	●	●											ITW4	68
Flooring Conditions																						
Terrazzo / Ceramic Tile	Dirt and Pollutants on Surface	●	●	●	●	●	●	●	●	●											FT1	52,71
Vinyl Asbestos Tile	Dirt and Pollutants on Surface	●	●	●	●	●	●	●	●	●											FV3	55,64
Miscellaneous																						
Exposed Metal Pipes	Peeling Paint	●	●	●	●	●	●	●	●	●											MP1	55
Animal and Pest Infestation	Animal Feces and Remains	●		●		●		●													AI1	59
Handicap Accessibility	Handicap Toilet Unavailable	●	●	●	●	●	●	●	●	●											H3	65,67,71
	Elevator Accessibility Not Compliant		●				●		●	●											H4	74

PROBLEM KEY

- = 1992 Condition
- = 2010 Condition
- = 1992 and 2010 Condition



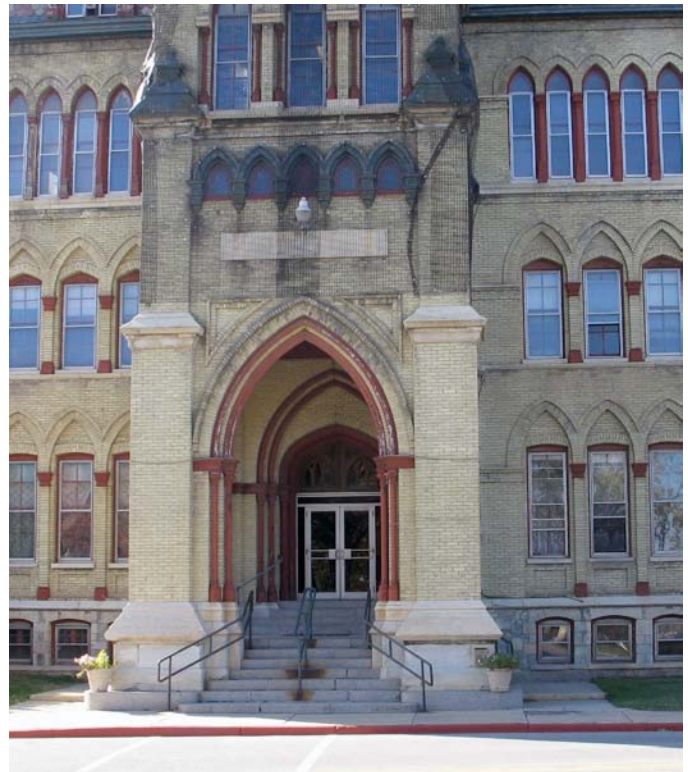
1 Dirt and pollutants on stone foundation wall.



2 Spalled stone unit at entry column.



3 Efflorescence and stains on brick wall. Spalled stone window sill. Peeling paint at windows.



4 Rust stains on granite steps. Inappropriate light fixture. Loose bricks and mortar.



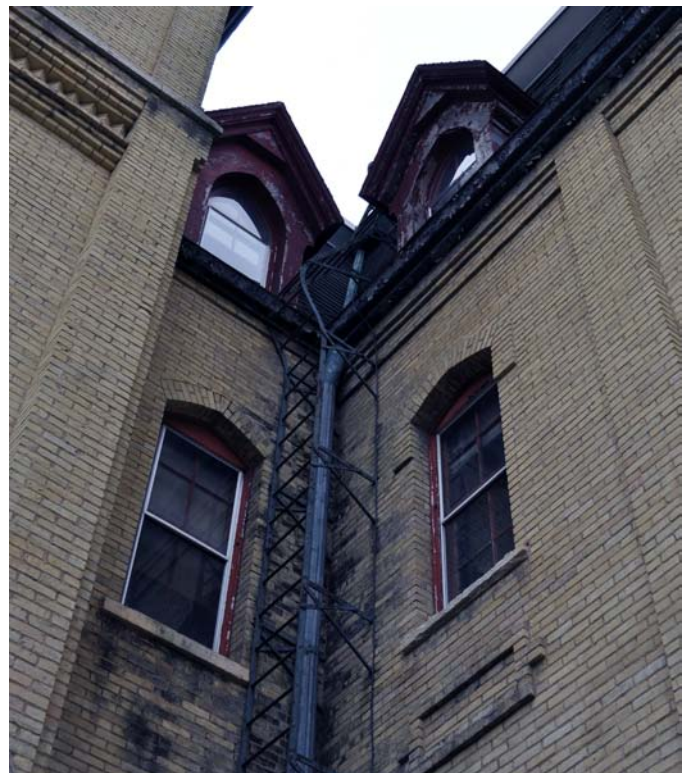
5 Missing stone cap. Stained bricks. Inappropriate slate roof repair.



6 Efflorescence on brick walls. Deteriorated handicap ramp. Vegetation on masonry wall. Loose asphalt shingles.



7 Spalled stone trim and lintel. Loose electrical cable. Peeling wood dormer.



8 Rust stains on brick. Peeling paint on dormers. Inappropriate aluminum window storms.



9 *Inappropriate aluminum storefront entry door. Peeling paint at steel columns.*



10 *Inappropriate window infill. Paint peeling at dormers. Deteriorated tin roof.*



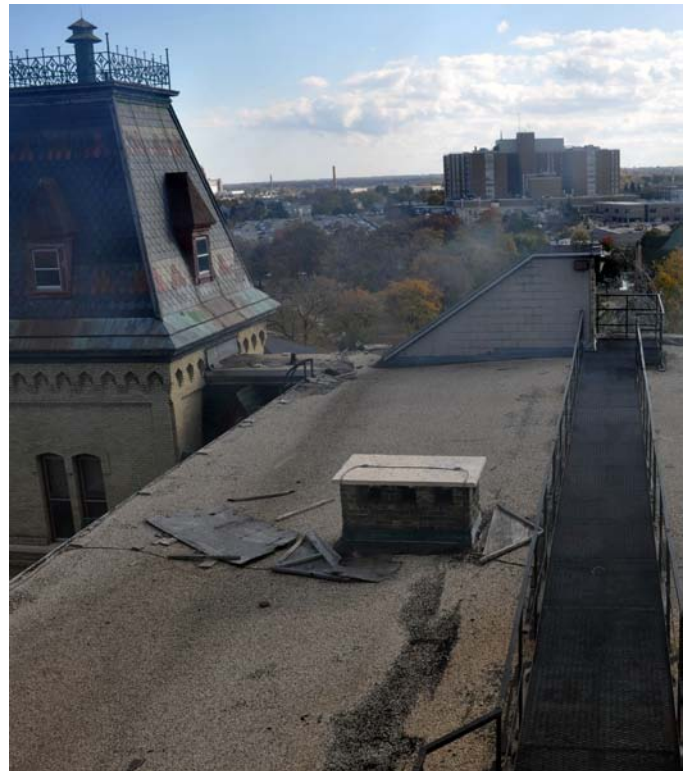
11 *Damaged asphalt shingles. Inappropriate slate replacement. Paint peeling at dormers. Deteriorated tin roof. Inappropriate roof coping material.*



12 *Deteriorated wood dormer. Peeling paint. Stained bricks. Inappropriate roof coping material.*



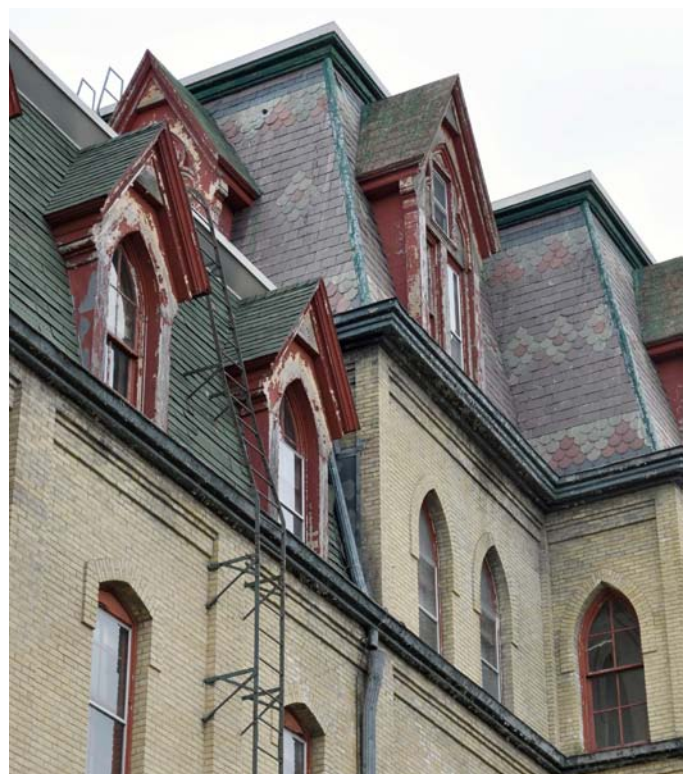
13 Damaged and missing slate shingles. Deteriorating stone trim. Peeling paint at dormer. Deteriorating tin roof.



14 Deteriorated built-up roofing with holes and debris. Stained and rusted tin roofing.



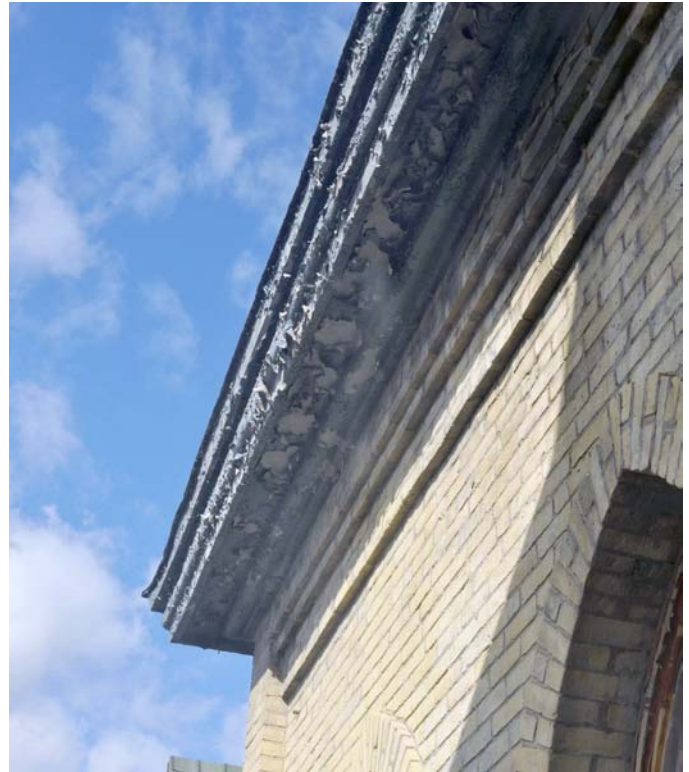
15 Deteriorating stone trim.



16 Peeling paint. Efflorescence and stains on brick. Inappropriate coping material and asphalt shingles.



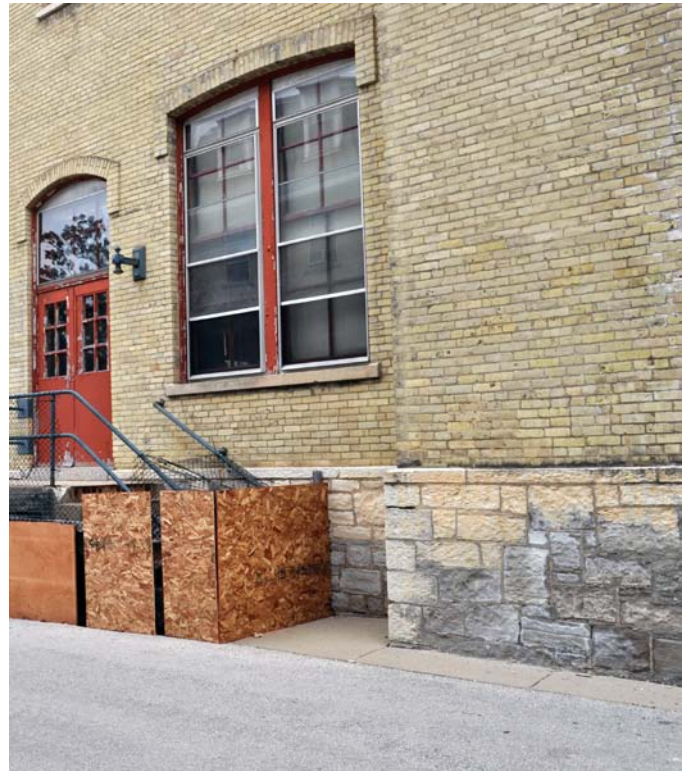
17 Peeling paint on steel columns and wood trim. Unused hardware, plastic ties and rope.



18 Peeling paint on gutters.



19 Vegetation and stains on masonry walls. Efflorescence on brick wall. Inappropriate window infill.



20 Efflorescence and stains on masonry walls. Broken light fixture. Peeling paint. Inaccessible entry.



21 Efflorescence and stains on masonry walls. Peeling paint. Deteriorated gutter. Deteriorating fire escape.



22 Efflorescence and stains on masonry walls. Peeling paint. Deteriorating door. Deteriorating concrete stair.



23 Deteriorated gutter. Deteriorating fire escape stair. Stains on brick wall. Missing brick mortar.



24 Deteriorating fire escape stair. Stains on brick wall. Deteriorating built-up roofing. Vegetation growing on roof. Peeling paint.



25 Deteriorating windows. Vegetation and debris in area well. Peeling paint on windows, stairs and downspout. Deteriorating brick.



26 Deteriorating doors. Vegetation and debris in stair well. Deteriorating stone retaining wall.



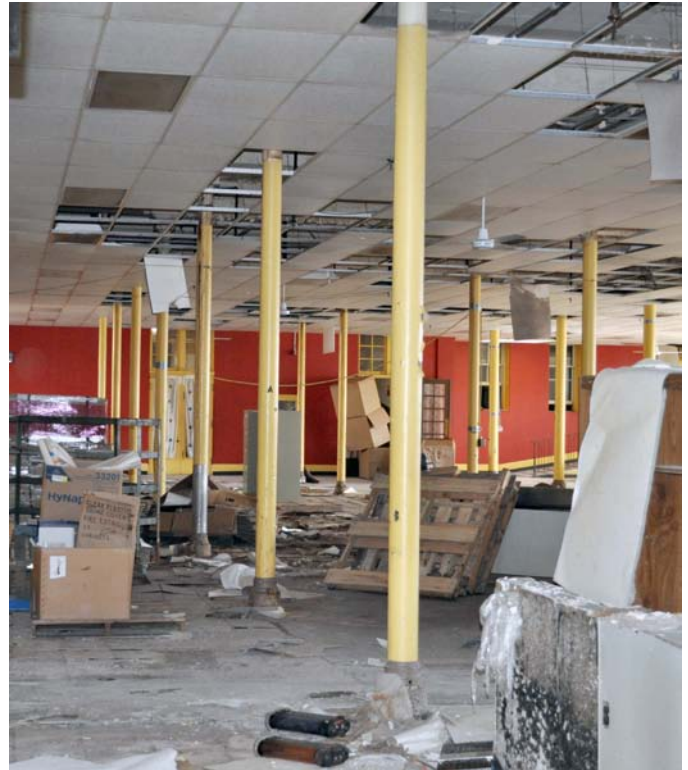
27 Deteriorating door. Vegetation and debris in stair well. Rust stain on stone. Paint stain on stone.



28 Peeling paint. Acoustical tile over plaster ceiling.



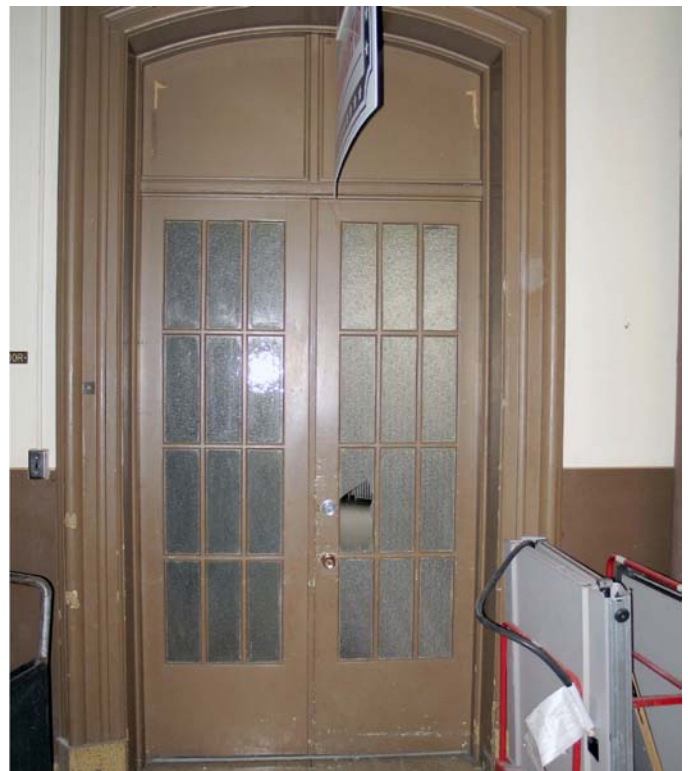
29 Water infiltration. Damaged plaster and acoustical ceiling. Peeling paint. Mold, dirt, and pollutants.



30 Water infiltration. Missing and damaged acoustical ceiling. Mold and pollutants. Damaged resilient tile floor.



31 Water infiltration. Damaged plaster and acoustical ceiling. Peeling paint. Mold, dirt, and pollutants.



32 Painted transom. Broken glass. Peeling and scratched door and wood casing.



33 Non-handicap accessible toilet room. Dirt and pollutants on ceramic tile floor and walls.



34 Mold, dirt, and pollutants on walls and floor. Vinyl wall covering and vinyl wall protection panels.



35 Water infiltration. Damaged plaster walls and ceilings. Damaged flooring. Mold, dirt, and pollutants. Stained and peeling wood trim.



36 Non-compliant handicap ramp. Missing carpeting. Peeling ceiling paint. Vinyl wall covering and wall protection panels.



37 Non-compliant handicap ramp. Vinyl wall covering. Deteriorating floor tile.



38 Peeling paint. Dirt and pollutants on floor tile. Damaged acoustical ceiling.



39 Peeling paint on walls, ceiling, ductwork and hood.



40 Peeling paint on walls and window. Deteriorating plaster wall and ceiling.



41 Deteriorating skylight with broken glazing. Peeling paint.



42 Water infiltration through foundation walls. Dirt and pollutants on walls and floor. Peeling paint and efflorescence.



43 Peeling paint on walls and ceiling. Dirt and pollutants.



44 Peeling paint. Vinyl wall protection on walls. Dirt and pollutants.



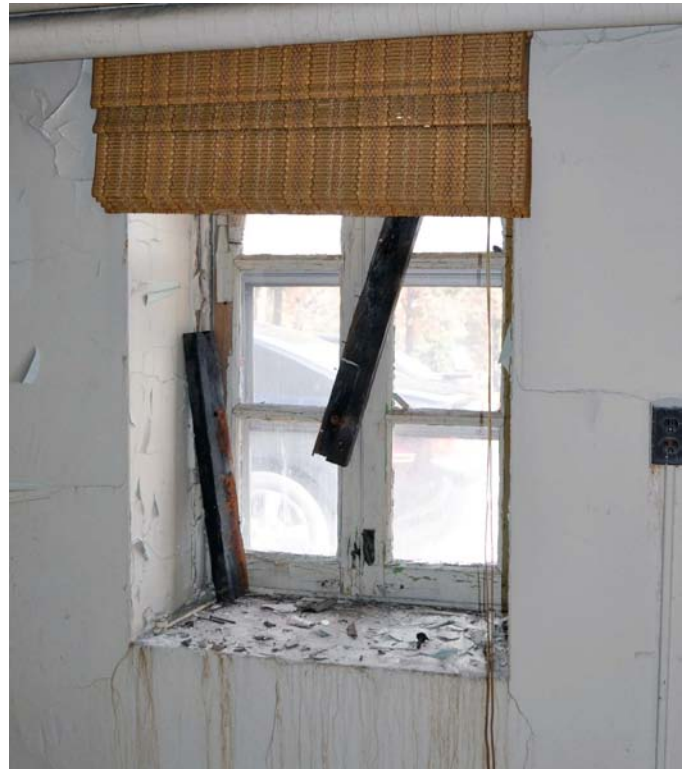
45 Water infiltration through foundation walls. Deteriorating plaster wall.



46 Elevator not compliant with current accessibility standards. Dirt and pollutants. Vinyl protection wall panel.



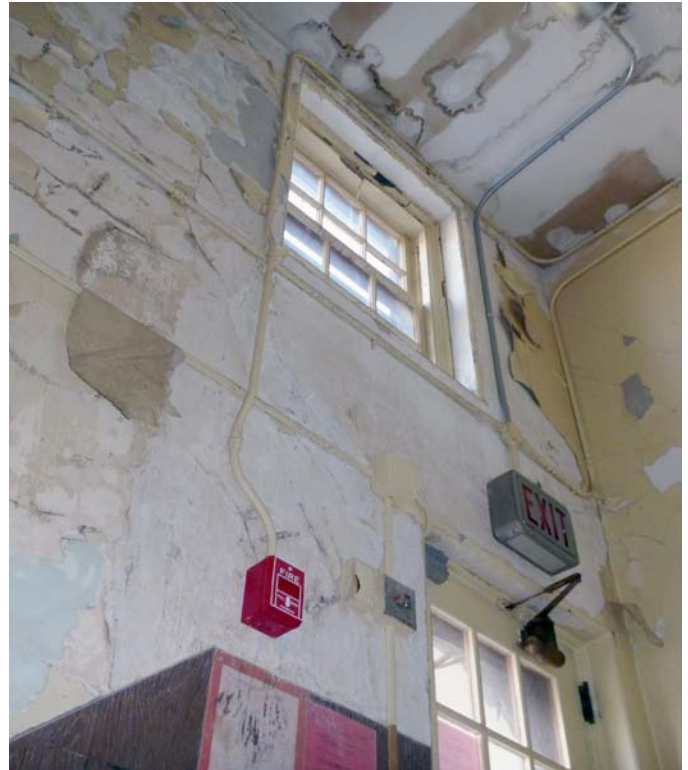
47 Painted ceramic tile. Peeling paint on door and walls. Deteriorating plaster wall. Non-handicap accessible toilet.



48 Water infiltration through window. Cracked plaster walls. Deteriorating window.



49 Water infiltration through foundation walls. Dirt and pollutants. Peeling paint.



50 Water infiltration roof. Dirt and pollutants. Peeling paint. Deteriorating plaster walls and ceiling.



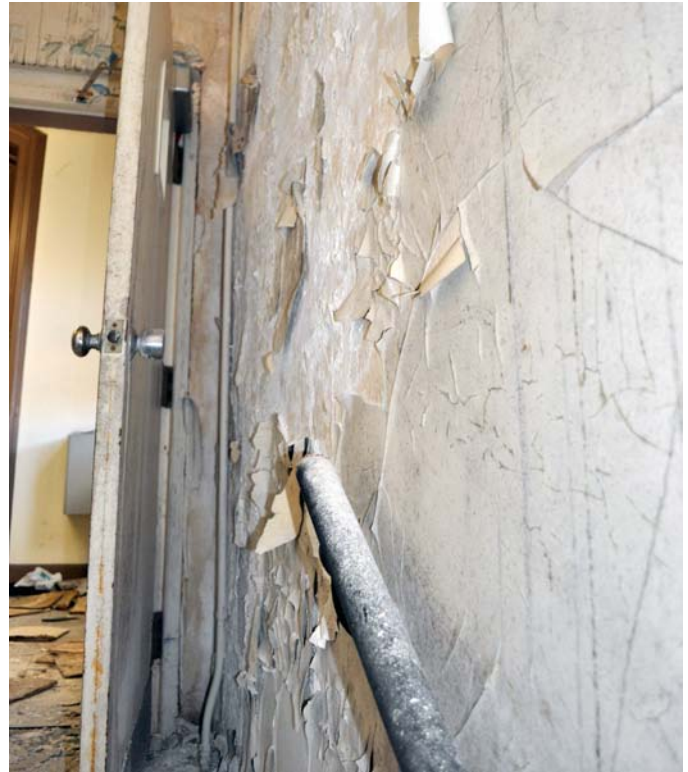
51 Dirt, mold and pollutants on walls and ceiling. Vinyl wall protection panel. Acoustical ceilings. Exposed pipes.



52 Dirt and pollutants. Peeling paint on door casing.



53 Peeling paint. Deteriorating plaster walls and ceilings.



54 Dirt, mold and pollutants. Peeling paint. Deteriorating plaster walls.



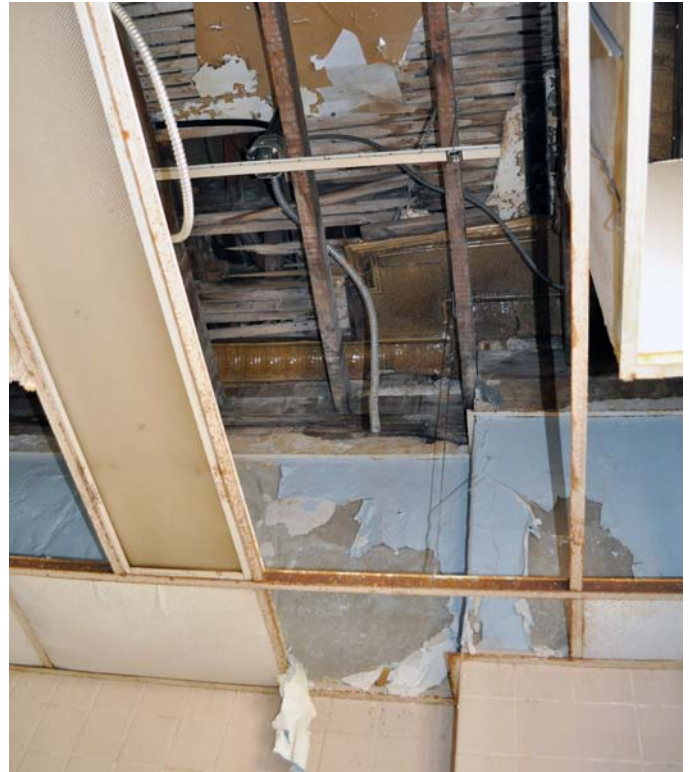
55 Water infiltration through ceiling. Dirt and pollutants. Peeling paint. Deteriorating acoustical ceiling and floor tiles.



56 Water infiltration through ceiling. Dirt and pollutants. Peeling paint. Deteriorating plaster.



57 Ceiling collapse due to structural failure. Water infiltration through roof. Peeling paint.



58 Water infiltration through ceiling. Acoustical ceiling over tin and plaster ceilings.



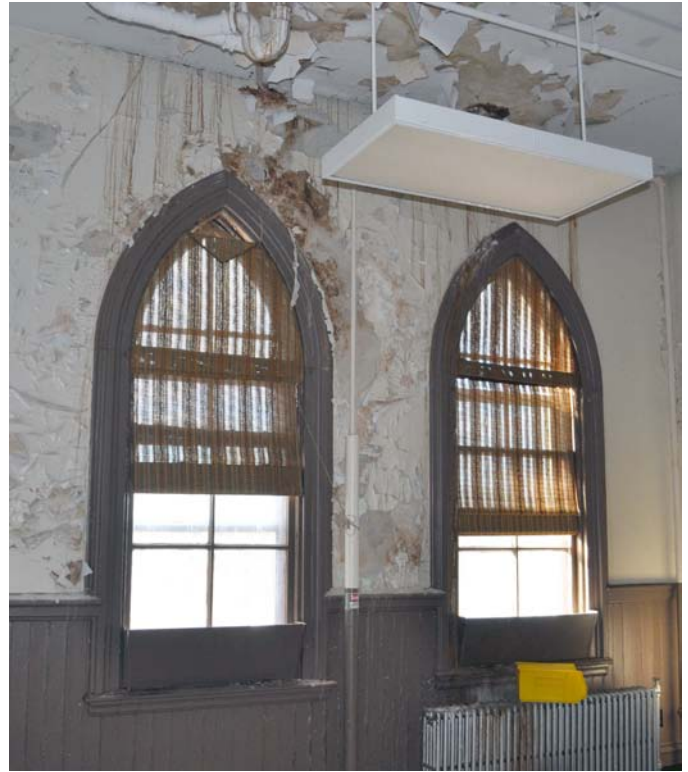
59 Dirt and pollutants and evidence of animal infestation. Peeling paint.



60 Peeling paint from tin ceiling, walls and wainscot.



61 Water infiltration through ceiling. Dirt and pollutants. Deteriorating plaster. Peeling vinyl wall covering.



62 Water infiltration through ceiling. Dirt and pollutants. Peeling paint. Deteriorating plaster.



63 Water infiltration through ceiling. Dirt and pollutants. Deteriorating vinyl floor finish and wood floor boards.



64 Water infiltration through wall and ceiling. Deteriorating plaster, walls, ceiling and vinyl flooring material.



65 Dirt and pollutants on floors, walls, and ceilings. Demolished toilet room with missing fixtures.



66 Water infiltration through ceiling. Large opening on roof. Deteriorating plaster.



67 Dirt and pollutants. Peeling paint. Deteriorating plaster. Partially demolished toilet room.



68 Dirt and pollutants. Peeling paint. Deteriorating window.



69 Water infiltration through ceiling. Dirt and pollutants. Peeling paint. Deteriorating plaster. Vinyl wall cover.



70 Peeling paint. Deteriorating exterior door.



71 Dirt and pollutants. Peeling paint. Partially demolished non-handicap accessible toilet room.



72 Dirt and pollutants. Peeling paint. Water damage on ceiling and floor.



73 Peeling paint. Cracked and stained glazing in skylight.



74 Dirt and pollutants. Peeling paint. Exposed pipes. Vinyl wall covering. Elevator not compliant with current accessibility standards.

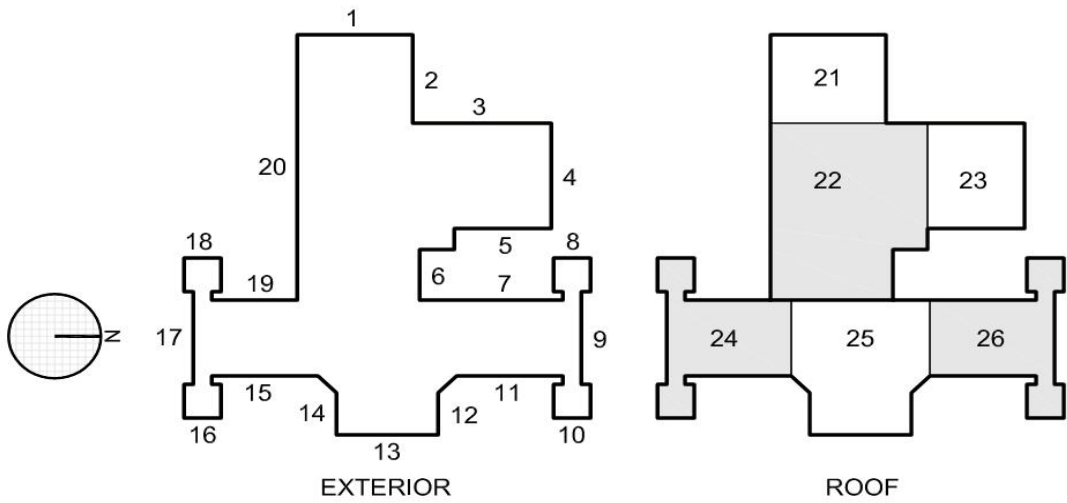
CONSTRUCTED: 1867, 1876

GENERAL STRUCTURAL NOTES:

EXTERIOR FOUNDATION SYSTEMS ARE IN 'FAIR' CONDITION. MINOR REPAIRS/TUCKPOINTING TO EXISTING STONE MORTAR & FOUNDATION WALLS SHOULD BE PROVIDED AS NOTED. ADDITIONAL REPAIRS ARE ALSO REQUIRED AT THE CONCRETE AREA WELL WALLS AS SIGNIFICANT CRACKING & DETERIORATION HAS BEGUN TO TAKE PLACE.

SIGNIFICANT REPAIRS TO THE EXPOSED CONCRETE STAIRS & CONCRETE WALKWAYS SHOULD ALSO BE PROVIDED. DUE TO THE DETERIORATION OF THESE ITEMS OVER TIME, IT WOULD BE RECOMMENDED THAT NEW CONCRETE STAIRS & EXTERIOR WALKWAYS BE PROVIDED AS NOTED.

THE EXISTING ROOF CONSTRUCTION IS 'POOR' CONDITION. WHILE THE MAJORITY OF THE EXISTING ROOF FRAMING IS NOT VISIBLE, THERE IS EVIDENCE OF SIGNIFICANT MOISTURE DAMAGE AS EVIDENCE BY THE PRESENCE OF SURFACE DETERIORATION AND DISCOLORATION OF THE EXISTING INTERIOR CEILING FINISHES. MORE IMPORTANTLY, SIGNIFICANT PORTIONS OF THE EXISTING ROOF CONSTRUCTION HAVE ENCOUNTERED 'CATASTROPHIC' STRUCTURAL FAILURES. IN SOME LOCATIONS, ENTIRE PORTIONS OF THE EXISTING ROOF CONSTRUCTION HAVE COLLAPSED & FALLEN AWAY.



Exterior Item	Problem Identified	Problem Location																										RCMD	Photo
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26		
Structure -Exterior																													
Brick/Stone Foundation Wall - Exterior	Wall Cracking - Minor	●			●				●	●	●			●	●		●	●	●	●	●							MB1/MS4	1, 2
	Problem 1 - Moderate																												
	Problem 1 - Major																												
Concrete Foundation Wall - Exterior Patio	Wall Cracking - Minor				●																							C2	3
	Problem 1 - Moderate																												
	Problem 1 - Major																												
Concrete Foundation Wall - Area Wells	Wall Cracking - Minor		●			●	●																					C2	4
	Problem 1 - Moderate																												
	Problem 1 - Major																												
Concrete Floor Slab - Stairs	Exterior Stair Cracking - Minor	●		●										●							●							C2	5
	Problem 1 - Moderate																												
	Problem 1 - Major																												
Structure -Roof																													
Wood Roof Framing	Deterioration of Wood Roof Framing - Minor																					●	●	●	●	●	●	W2	6
	Problem 1 - Moderate																												
	Roof Collapse - Major																					●	●	●				CSF1	7, 8

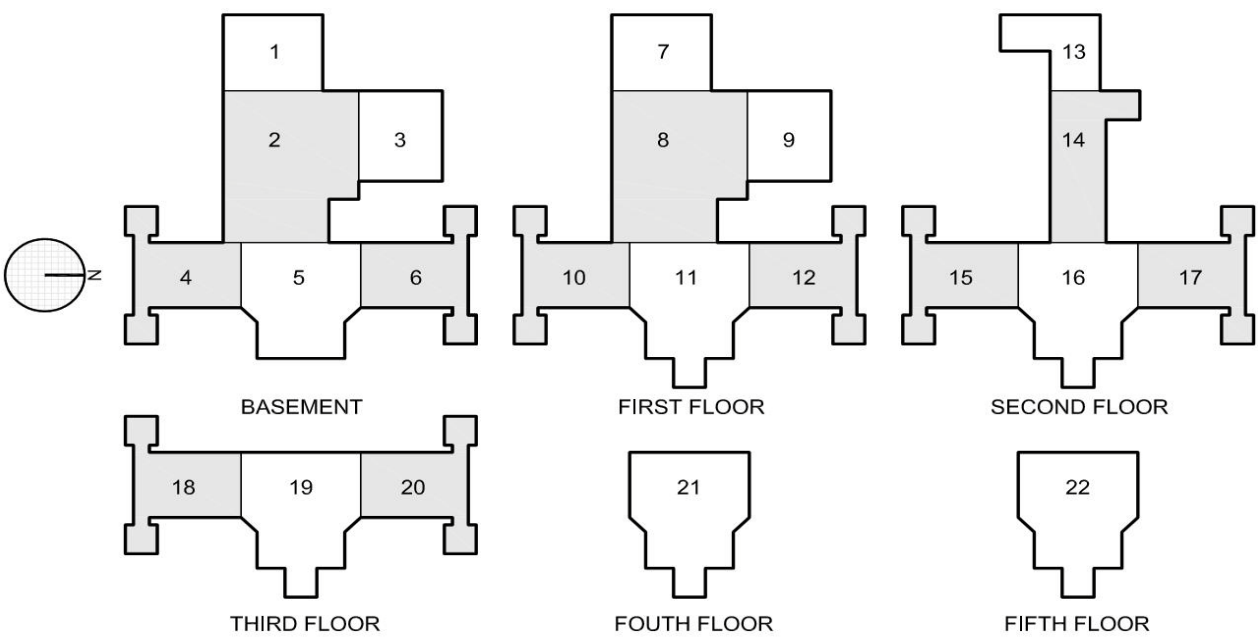
CONSTRUCTED: 1867, 1876

GENERAL STRUCTURAL NOTES:

INTERIOR STRUCTURAL FOUNDATION SYSTEMS ARE GENERALLY IN 'FAIR' CONDITION. MINOR CRACKING TO THE EXISTING CONCRETE FLOOR SLABS HAS OCCURRED, WHILE MODERATE CRACKING & SURFACE DETERIORATION OF THE EXISTING MASONRY FOUNDATION WALLS HAS TAKEN PLACE.

THE EXISTING FLOOR CONSTRUCTION IS 'POOR' CONDITION. WHILE THE MAJORITY OF THE EXISTING FLOOR FRAMING IS NOT VISIBLE, THERE IS EVIDENCE OF SIGNIFICANT MOISTURE DAMAGE AS EVIDENCE BY THE PRESENCE OF SURFACE DETERIORATION AND DISCOLORATION OF THE EXISTING INTERIOR CEILING FINISHES. IN ADDITION, MUCH OF THE WOOD FLOOR CONSTRUCTION APPEARED TO HAVE A NOTICEABLE 'SAG' TO IT.

MORE IMPORTANTLY, SIGNIFICANT PORTIONS OF THE EXISTING FLOOR CONSTRUCTION HAVE ENCOUNTERED 'CATASTROPHIC' STRUCTURAL FAILURES. IN SOME LOCATIONS, ENTIRE PORTIONS OF THE EXISTING FLOOR CONSTRUCTION HAVE COLLAPSED & FALLEN AWAY.



INTERIOR ITEM	PROBLEM IDENTIFIED	PROBLEM LOCATION																								RCMD	PHOTO	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24			
Structure - Floors																												
Concrete Floor Slab - Basement	Floor Cracking - Minor	●	●	●	●	●	●																				C2	9
	Problem 1 - Moderate																											
	Problem 1 - Major																											
Wood Floor Framing	Problem 1 - Minor																											
	Deterioration of Wood Floor Framing - Moderate							●	●	●	●	●	●	●	●	●	●	●	●	●	●	●				FW1/W2	11, 12	
	Floor Collapse - Major							●	●	●																CSF1	12	
Structure - Walls/Columns																												
Structural Walls - Concrete	Problem 1 - Minor																											
	Wall Cracking - Moderate	●	●	●	●	●	●																			C2	10	
	Problem 1 - Major																											



Photo 1: Deterioration & Cracking at Existing Masonry Foundation Walls.

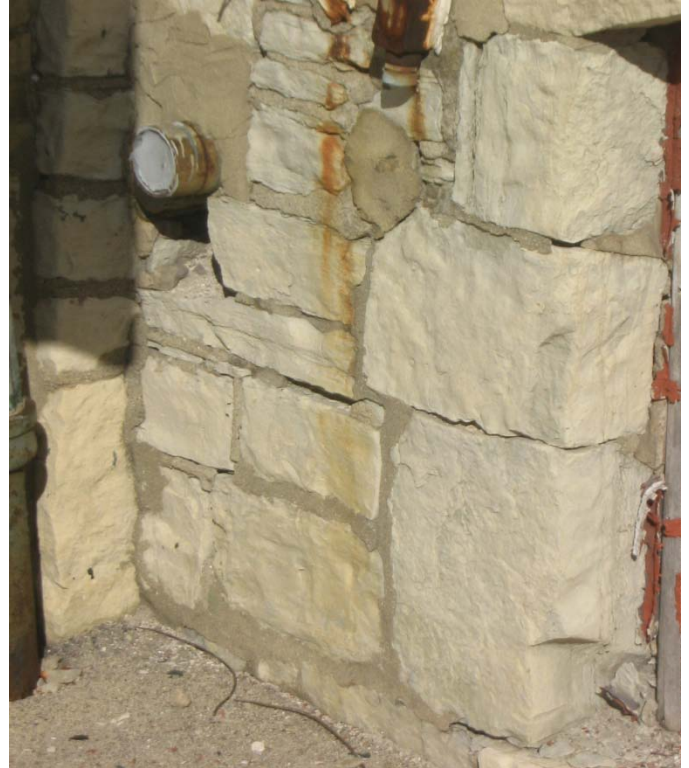


Photo 2: Deterioration & Cracking at Existing Masonry Foundation Walls.



Photo 3: Deterioration & Cracking at Existing Concrete Floor Slab & Supporting Foundation Walls.

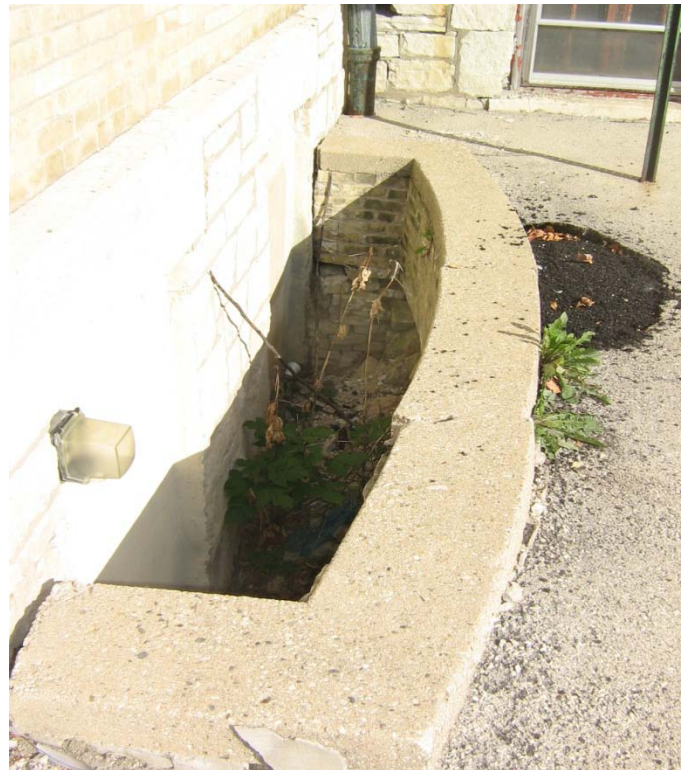


Photo 4: Deterioration & Cracking at Existing Area Well Concrete Foundation Walls.



Photo 5: Deterioration & Cracking at Existing Concrete Stair.



Photo 6: Deterioration of Existing Wood Roof Framing & Associated Roof Boards.

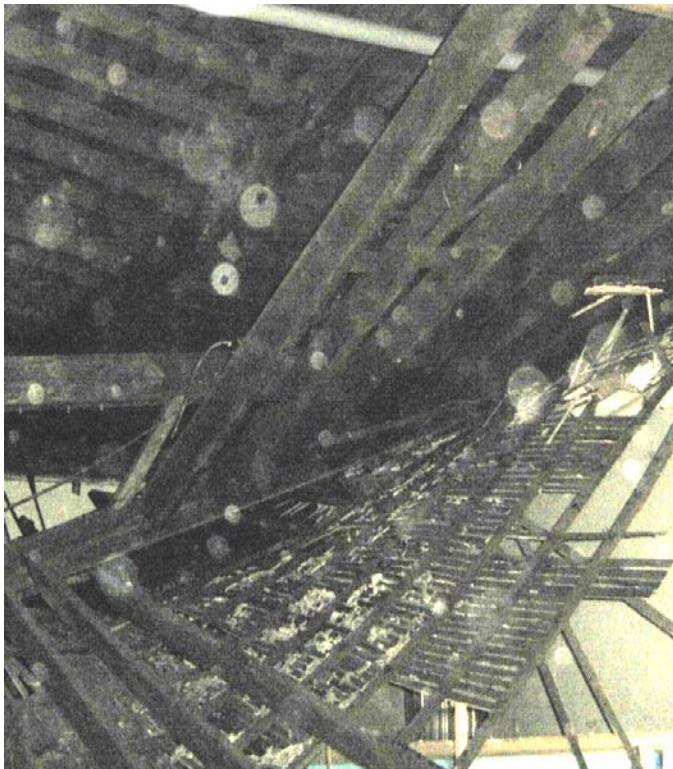


Photo 7: 'Catastrophic Roof Collapse of the 'Dining' Wing Roof.



Photo 8: 'Catastrophic Roof Collapse of the 'Dining' Wing Roof.



Photo 9: Deterioration & Cracking at Existing Concrete Floor Slab.



Photo 10: Deterioration & Cracking at Existing Masonry Foundation Walls.



Photo 11: Deterioration & Warping of Existing Wood Floor Beam & Associated Floor Framing.



Photo 12: Deterioration of Existing Floor Framing & Associated Floor Boards.



Photo 13: 'Catastrophic Floor Collapse at First Floor 'Dining' Wing.



Photo 14: 'Catastrophic Floor Collapse at First Floor 'Dining' Wing.

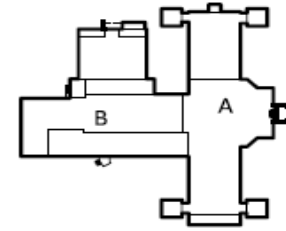
MEPT Maintenance and Treatment Plan - Exterior

Main Building

Building 2

CONSTRUCTED: 1891

GENERAL NOTES:



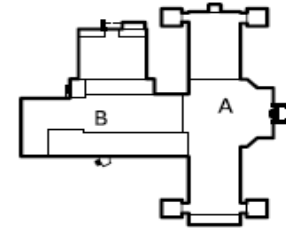
EXTERIOR SYSTEMS	ITEMS NOTED	YES	NO	OPERATIONAL		REMARKS
				YES	NO	
Lighting						
General Lighting	277 volt lighting		●			
	120 volt lighting	●		●		Some fixtures appear broken
	Incandescent Lighting	●		●		
	Fluorescent Lighting		●			
	Recessed Mount Fixtures		●			
	Suspended Fixtures	●		●		
	Wall pack fixtures	●		●		
	High Pressure Sodium	●		●		
Emergency Lighting	Emergency units with lighting heads		●			
Lighting Control	Toggle switches	●		●		
	Time clock		●			
	photocell	●		●		
Power						
Service and Distribution	277/480 volt, 3 phase, 4 wire service		●			
	120/208 volt, 3 phase, 4 wire service	●		●		
	Pad mount transformer location		●			
	Main service disconnecting means		●			
	Emergency generator	●		●		
	Auto door operators		●			
Electrical Installations	Underground service entrance	●		●		
	Overhead service entrance		●			
Fire Alarm						
Notification	Horns and strobes	●		●		
	Speakers and strobes		●			
	Chime/bell		●			
Detection	PIV (post indicator valve) interface	●		●		
Nurse Call System			●			
Access Control System			●			
Intrusion Detection System			●			

MEPT Maintenance and Treatment Plan - Exterior Main Building

Building 2

CONSTRUCTED: 1891

GENERAL NOTES:

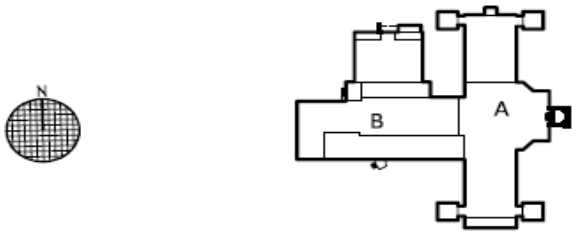


EXTERIOR SYSTEMS	ITEMS NOTED	YES	NO	OPERATIONAL		REMARKS
				YES	NO	
Video Surveillance System			●			
Synchronized Clock System			●			
Overhead Paging System			●			
Structured Cabling						
Pathways	Manholes	●				
	Handholes		●			
	Buried conduit	●				Routed through service tunnel
	Ductbank		●			
	Direct-buried cable		●			
Incoming Service Demarc	Wall-mounted multipair copper	●				
	Wall-mounted fiber optic	●				Rack-mounted
	Wall-mounted coaxial copper	●				
Incoming Service Cable	multipair copper (list pair count)	●				
	fiber optic (list strand types and count)	●				
	coaxial copper	●				
Backbone Cable Types	multipair copper (list pair count)		●			
	Category 5e or 6 UTP		●			
	fiber optic (list strand types and count)		●			
	coaxial copper		●			
Mechanical						
Ventilation Equipment						
	Wall mounted louvers	●		●		
	Roof intake hood		●			
	Roof exhaust hood		●			
	Wall mounted exhaust fans	●			●	
	Roof mounted fans		●			
	Areawell style outside air intake		●			
	Areawell style exhaust discharge		●			
Heating or Cooling Equipment						
	Roof rounted residential condensing unit		●			
	Roof mounted commercial condensing unit		●			
	Pad mounted residential condensing unit		●			
	Pad mounted commercial condensing unit	●			●	
	Roof mounted HVAC unit		●			
	Pad mounted HVAC unit	●			●	

MEPT Maintenance and Treatment Plan - Exterior
Main Building

Building 2

CONSTRUCTED: 1891
GENERAL NOTES:



EXTERIOR SYSTEMS	ITEMS NOTED	YES	NO	OPERATIONAL		REMARKS
				YES	NO	
	PTAC unit		●			
	Window air conditing units		●			
Storm	Gutters to grade	●		●		
	Gutters to underground storm piping	●		●		
	Sump discharge to grade		●			
Domestic water	Exterior hose bibs		●			
Natural gas	Gas meter & location		●			
Fire Protection						
General Fire Protection	Fire department connection	●		●		
	Post indicator valve	●		●		
	Sprinklers		●			
	Hose valve		●			

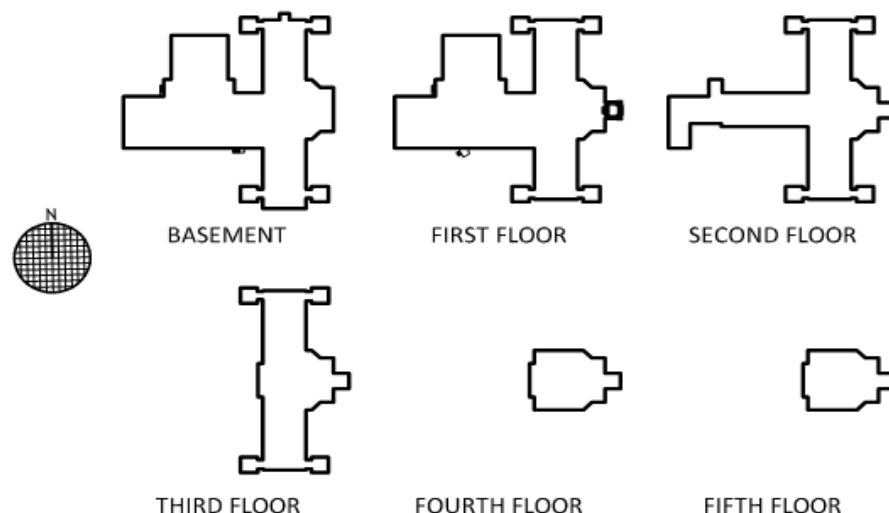
MEPT Maintenance and Treatment Plan - Interior

Main Building

Building 2

CONSTRUCTED: 1891

GENERAL NOTES:



INTERIOR SYSTEMS	ITEMS NOTED	YES	NO	OPERATIONAL		REMARKS
				YES	NO	
Lighting						
General Lighting	277 volt lighting		●			
	120 volt lighting	●			●	
	Incandescent Lighting	●			●	
	Fluorescant Lighting	●			●	
	Recessed Mount Fixtures	●			●	
	Surface Mount Fixtures	●			●	
	Suspended Fixtures	●			●	
	Track lighting		●			
Emergency Lighting	Exit Signs	●			●	
	Exit Signs with lighting heads		●			
	Emergency units with lighting heads	●			●	
	Battery units internal to fixture		●			
Lighting Control	Toggle switches	●				
	Occupancy sensors		●			
	Time clock		●			
Power						
Service and Distribution	277/480 volt, 3 phase, 4 wire service		●			
	120/208 volt, 3 phase, 4 wire service	●			●	power is off due to water damage
	Main electrical service size					
	Emergency generator	●				
	Branch panels throughout building	●				
	Passenger or freight elevator	●				
	Auto door operators		●			
Electrical Installations	Surface panelboards	●				
	Recessed panelboard	●				
	Concealed conduit/backboxes	●				
	Exposed surface mount conduit/backboxes	●				
	Exposed surface mount raceway/backboxes	●				
Fire Alarm						
Fire Control Panel	Fire Alarm Control Panel	●			●	
	Fire Alarm Annunciator	●			●	
	Addressable fire alarm system	●				
	Zone fire alarm system		●			
	Wired to campus fire alarm fiber optic loop	●				

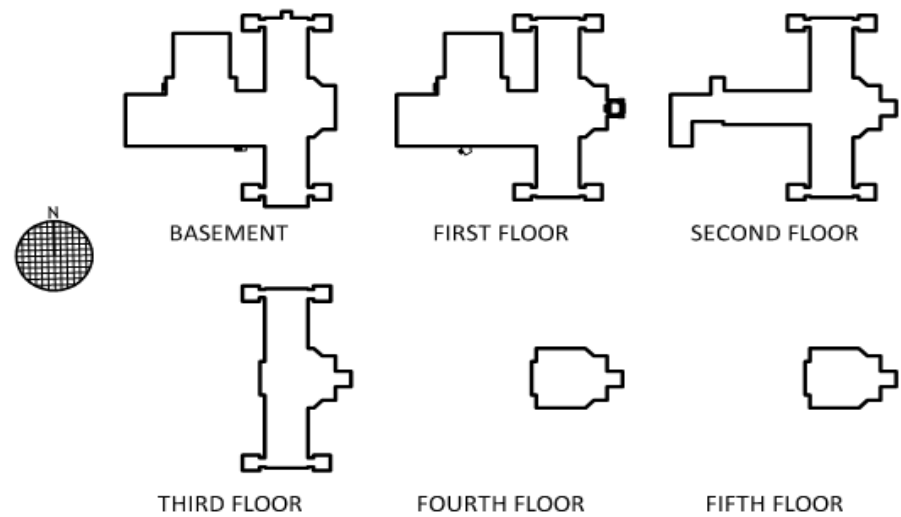
MEPT Maintenance and Treatment Plan - Interior

Main Building

Building 2

CONSTRUCTED: 1891

GENERAL NOTES:



INTERIOR SYSTEMS	ITEMS NOTED	YES	NO	OPERATIONAL		REMARKS
				YES	NO	
Notification	Horns and strobes	●			●	
	Speakers and strobes		●			
	Chime/bell	●			●	
Detection	Smoke detection	●			●	
	Duct smoke detection		●			
	Heat detection		●			
	Pull stations	●			●	
	Fire protection system interface	●			●	
	PIV (post indicator valve) interface	●			●	
	Smoke alarms - 120 volt stand alone		●			
	Magnetic hold opens		●			
Nurse Call System			●			
Access Control System			●			
Intrusion Detection System			●			
Video Surveillance System						
System Type	Analog system with multiplexer & VCR		●			
	Analog cameras with DVR		●			
	Analog cameras with encoders & NVR		●			
	Analog cameras with encoders & IP head end		●			
	Full IP system		●			
	Hybrid system (describe)		●			
Head End Equipment	Recorders (VCR, DVR, NVR)		●			
	Camera power supplies		●			
	IP network hardware		●			
	Servers		●			
	Workstations		●			
Cameras	Indoor fixed	●			●	(1) camera installed at safe
	Indoor PTZ		●			
	Outdoor fixed		●			
	Outdoor PTZ		●			

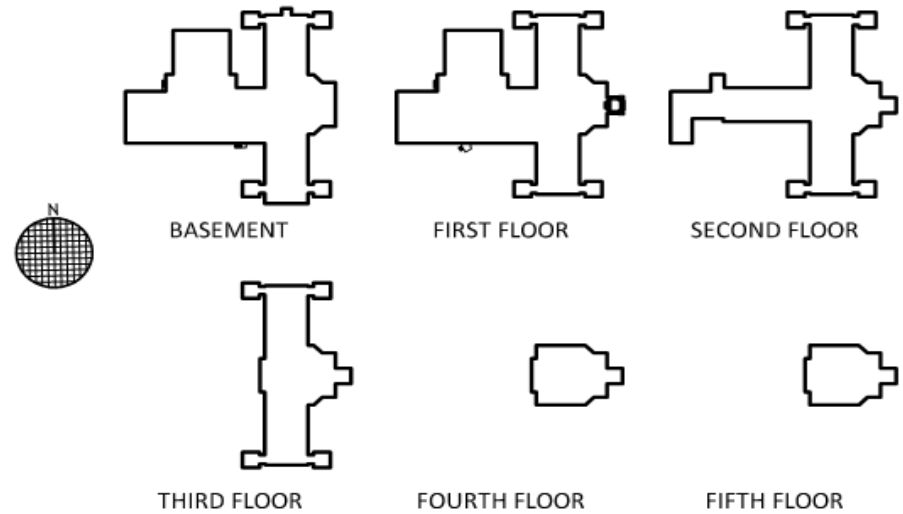
MEPT Maintenance and Treatment Plan - Interior

Main Building

Building 2

CONSTRUCTED: 1891

GENERAL NOTES:



INTERIOR SYSTEMS	ITEMS NOTED	YES	NO	OPERATIONAL		REMARKS
				YES	NO	
Monitors (list type &						
			●			
Synchronized Clock System			●			
Overhead Paging System			●			
Speakers	Indoor ceiling-mounted cone-type	●			●	
	Indoor wall-mounted cone-type		●			
	Indoor ceiling-mounted horn-type		●			
	Indoor wall-mounted horn-type		●			
	Outdoor wall-mounted cone-type		●			
	Outdoor wall-mounted horn-type		●			
Structured Cabling						
Incoming Service Type	POTS lines	●			●	
	Digital voice lines (list type of circuit)		●			
	Data circuit (list type)		●			
	CATV from service provider (list type)	●			●	appears to be campus feed
	TV antenna		●			
Incoming Service Cable	multipair copper (list pair count)	●			●	100-pr CAT 3
	fiber optic (list strand types and count)	●			●	24-strand 62.5 MM to Bldg 7 & Bldg 4
	coaxial copper	●			●	appears to be campus feed
Backbone Cable Types	multipair copper (list pair count)		●			
	Category 5e or 6 UTP		●			
	fiber optic (list strand types and count)		●			
	coaxial copper		●			
			●			
Horizontal Cable Types (list MFR, P/N, & rating)	Quad cable (red/green/yellow/black cond.)		●			
	Category 3 UTP		●			
	Category 5e UTP	●			●	
	Category 6 UTP	●	●			
	fiber optic (list stand types and count)		●			

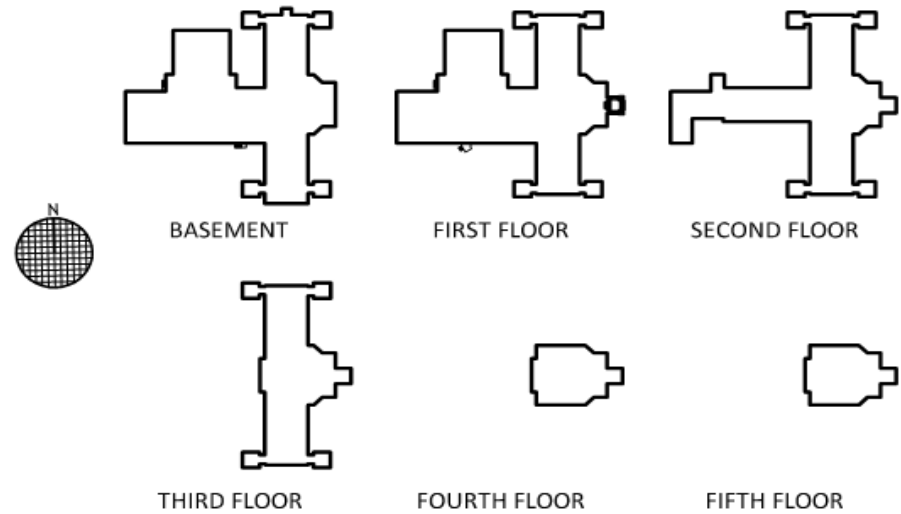
MEPT Maintenance and Treatment Plan - Interior

Main Building

Building 2

CONSTRUCTED: 1891

GENERAL NOTES:



INTERIOR SYSTEMS	ITEMS NOTED	YES	NO	OPERATIONAL		REMARKS
				YES	NO	
Telecom Room Connectivity (list MFR, P/N, types)	Wall-mounted voice punchdown blocks	●			●	
	rack-mounted voice punchdown blocks		●			
	wall-mounted fiber termination cabinets		●			
	rack-mounted fiber termination cabinets	●			●	
	wall-mounted UTP patch panels		●			
	rack-mounted UTP patch panels	●			●	
	wall-mounted coaxial terminations	●			●	
	rack-mounted coaxial patch panels		●			
Workstation Connectivity (list MFR, P/N, colors)	UTP voice jacks	●			●	
	UTP data jacks	●			●	
	fiber optic connectors (list type)		●			
	coaxial copper	●			●	
	faceplates	●			●	
Mechanical						
General Mechanical Comments	The mechanical system consist of steam radiators located throughout the facility. There is no mechanical ventilation or HVAC units in the facility except for a few exhaust fans for abandoned kitchen space. Two furnaces were added to serve the testing labs on ground floor but appear abandoned.					
General Mechanical	Natural ventilation	●		●		
	Mechanical ventilation		●			
	Air conditioning - DX		●			
	Air conditioning - campus chilled water		●			
	Overhead air distribution		●			
	Underfloor air distribution		●			
	Steam service & location	●		●		
	Chilled water service & location		●			
	Single zone HVAC units		●			
	Multi-zone HVAC units		●			
	Individual toilet room exhaust fans		●			
	Hot water reheat		●			
	Steam reheat		●			
Mechanical Equipment	Furnances & heating type	●		●		
	Blower Coil Units & heating type		●			
	Air Handling Units & heating type		●			
	Baseboard heat & heating type		●			

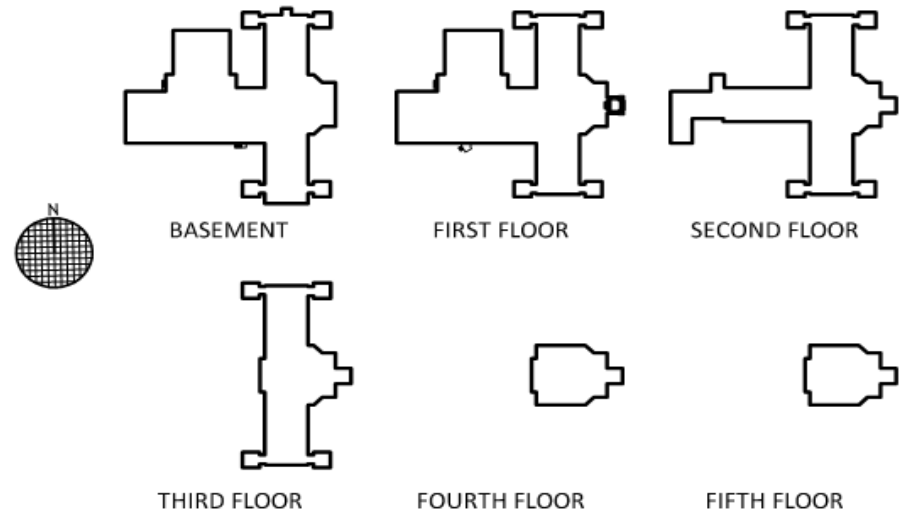
MEPT Maintenance and Treatment Plan - Interior

Main Building

Building 2

CONSTRUCTED: 1891

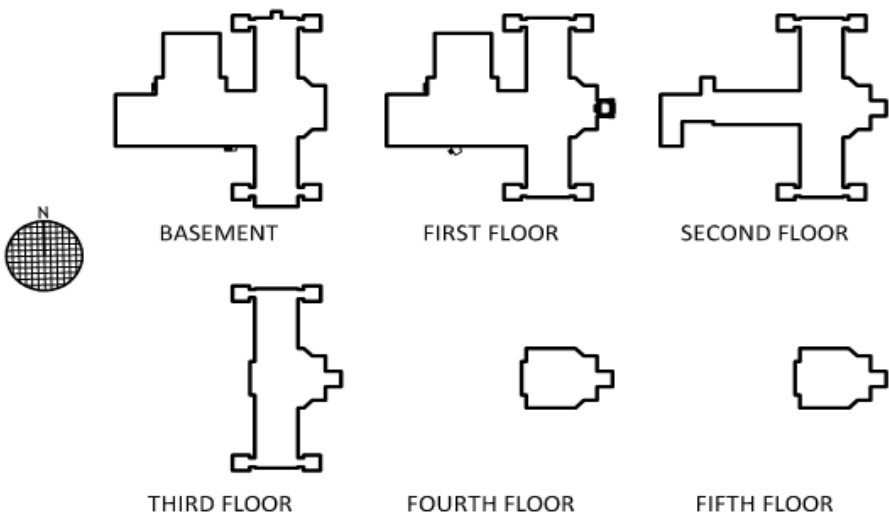
GENERAL NOTES:



INTERIOR SYSTEMS	ITEMS NOTED	YES	NO	OPERATIONAL		REMARKS
				YES	NO	
	Cabinet heat & heating type		●			
	Steam Radiators	●			●	
	PTAC units		●			
	Window air conditioning units		●			
	Hot water boiler		●			
Temperature Control	Standalone thermostats		●			
	Pneumatic controls		●			
	DDC controls		●			
	Temperature control zoning					Radiators with manual valves - not operational
Plumbing						
Service and Distribution	Water service size and location	●			●	4" from west underground tunnel
	Hot water system - 140°F		●			
	Hot water system - 115°F	●			●	4" HW from underground tunnel
	Hot water recirculation	●		●		only for small renovated area
	Underground domestic distribution		●			
Plumbing Equipment	Low efficiency gas water heater - tank type		●			
	High efficiency gas water heater - tank type		●			
	Electric water heater - tank type	●		●		50 gallon, renovated area
	Steam water heater - tank type		●			
	Boiler with separate storage tanks		●			
	Sump pump		●			
Plumbing Fixtures	Commercial type fixtures	●			●	
	Residential type fixtures		●			
	Tank type water closets		●			
	Flushvalve water closets	●			●	
	Manual faucets type lavatories	●			●	
	Sensor faucet type lavatories		●			
Fire Protection						
General Fire Protection	Sprinklered	●				Dry system
	Attic sprinklered					Unknown
	Standpipe	●			●	
	2-1/2" hose vavles		●			
	1-1/2" hose valves	●			●	

CONSTRUCTED: 1891

GENERAL NOTES:

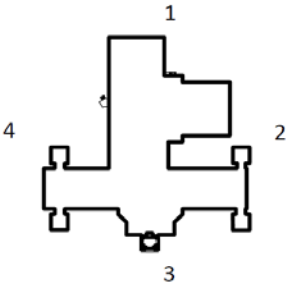


INTERIOR SYSTEMS	ITEMS NOTED	YES	NO	OPERATIONAL		REMARKS
				YES	NO	
FP Equipment	Fire Pump		●			

Hazardous Materials Maintenance and Treatment Plan - Exterior
Main Building

Building 2

CONSTRUCTED: 1869
GENERAL NOTES:



EXTERIOR ITEM	PROBLEM IDENTIFIED	PROBLEM LOCATION																		RCMD	PHOTO
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		
Asbestos	loose, cracked stone and mortar	●	●	●	●															AS01	
	loose, cracked brick and mortar	●	●	●	●															AS01	
	missing, worn shingle	●	●	●	●															AS01	
Lead-Based Paint	peeling paint																				
	on doors and door frames	●	●	●	●															LBP1	
	on wall	●	●	●	●															LBP1	
	on roof	●	●	●	●															LBP1	
	on siding and trim	●	●	●	●															LBP1	
	on window frames	●	●	●	●															LBP1	
Mold Growth	suspect mold growth																				
	water-stained building materials																				

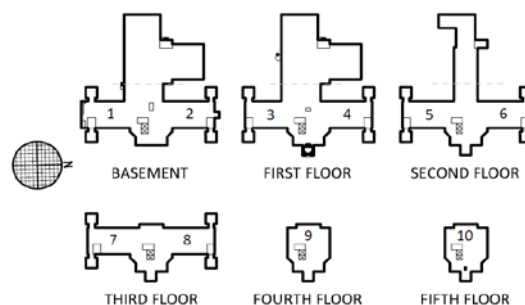
Hazardous Materials Maintenance and Treatment Plan - Interior

Main Building

Building 2

CONSTRUCTED: 1869

GENERAL NOTES:



INTERIOR ITEM	PROBLEM IDENTIFIED	PROBLEM LOCATION																		RCMD	PHOTO
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		
Asbestos																					
	damaged, cracked plaster	•	•	•	•	•	•	•	•	•	•									AS01	4,9,10, 13,15, 16,17,19
	chipped, abraded vinyl floor tile	•	•	•	•	•	•	•	•	•	•									AS01	11,14
	chipped, damaged ceramic floor tile							•	•											AS01	
	peeling wall paneling and mastic	•	•																	AS01	
	chipped, damaged ceramic wall tile					•	•	•	•											AS01	
	damaged, peeling ceiling tile	•	•	•	•	•	•			•	•									AS01	6,12,18
	damaged, missing suspended ceiling tile			•	•	•	•	•	•	•	•									AS01	10
	damaged thermal insulation	•	•																	AS01	
	damage floor matting			•	•	•	•	•	•		•									AS01	7
Lead-Based Paint	peeling paint																				
	on doors and door frames	•	•	•	•	•	•	•	•	•	•									LBP1	7
	on wall	•	•	•	•	•	•	•	•	•	•									LBP1	4,9,10, 15,17
	on ceiling	•	•	•	•	•	•	•	•	•	•									LBP1	3,8,9,10, 17,19
	on window frames	•	•	•	•	•	•	•	•	•	•									LBP1	
	in stairwell	•	•	•	•	•	•	•	•	•	•									LBP1	7,13
Mold Growth	suspect mold growth																				
	on wall	•	•	•	•	•	•	•	•	•	•									M01	1,2,5
	water-stained building materials																				
	ceiling tiles	•	•	•	•	•	•	•	•	•	•									M02	6,12,18
	wall	•	•	•	•	•	•	•	•	•	•									M02	8,9,15, 17,19
	floor	•	•	•	•	•	•	•	•	•	•									M02	20



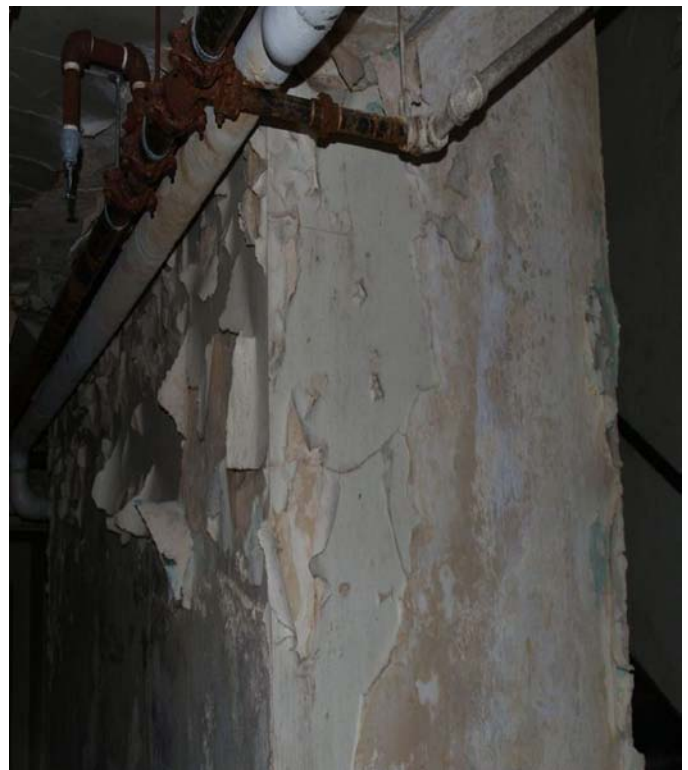
1 *Suspect mold growth on plaster wall in basement*



2 *Chipped paint and suspect mold growth on plaster wall in basement*



3 *Peeling paint on basement ceiling*



4 *Deteriorating plaster and peeling paint on basement wall*



5 Suspect mold growth on first floor wall



6 Water damaged ceiling tiles on first floor



7 Peeling paint and damaged floor matting in first floor stairwell



8 Moisture damage and peeling paint on first floor wall and ceiling



9 *Peeling paint and moisture water infiltration on second floor*



10 *Peeling paint, damaged plaster and damaged suspended ceiling tiles in second floor restroom*



11 *Damaged and abraded vinyl floor tile on second floor*



12 *Water damaged ceiling on second floor*



13 *Peeling paint and deteriorating plaster in second floor stairwell*



14 *Damaged vinyl flooring on third floor*



15 *Peeling paint and water damaged plaster on third floor*



16 *Damaged plaster on third floor*



17 Peeling paint and water damaged plaster on third floor



18 Water damaged ceiling tile on fourth floor



19 Water damage adjacent to skylight on fifth floor



20 Water damage and suspect mold growth on fifth floor